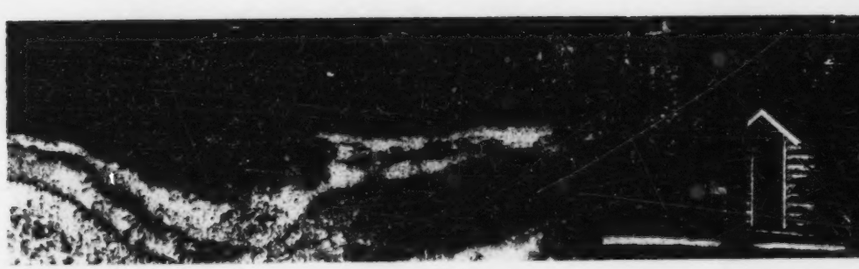
Redevelopment Guidelines for:

Outlying Commercial Accommodations and Hostels in the Rocky Mountain National Parks

Presented to:

the Honourable Andy Mitchell
P.C., M.P., Secretary of State (Parks)

June, 1999



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Ce rapport est disponible en français.

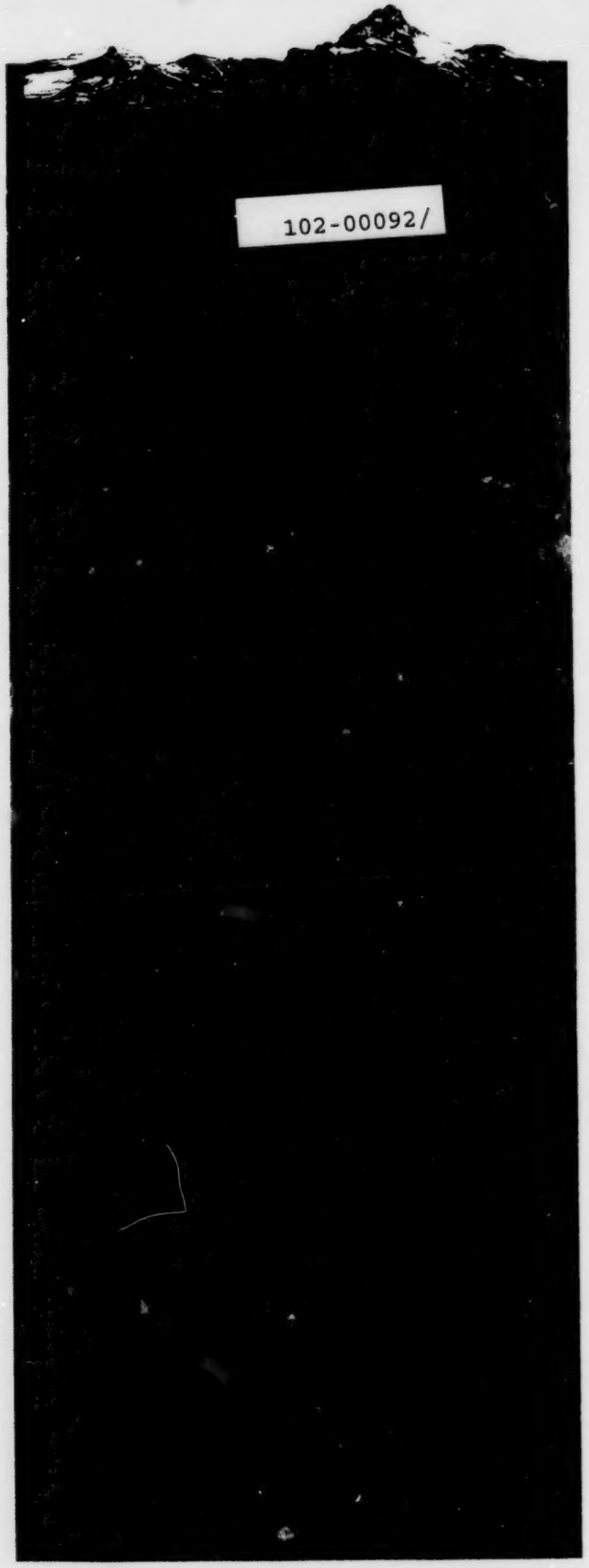
OREWORD

e mountain National Parks are resources of enormous importance to Canadians. For over a century, millions of visitors to the parks have enjoyed e experience of walking, riding or driving through the splendid natural landscapes. A National Park experience is, for many people, one that defines e essence of the Canadian relationship to the land. It is a powerful, natural and inspiring encounter with the landscape. The emotional and sthetic response that the National Parks invoke has been captured in painting, in word and song, on film, and in architecture. The settings are paralleled and for many, have taken on almost mythic status.

e lodges, cabins and hostels that lie outside of the National Park communities and visitor centres contribute to this experience and provide an portunity for visitors to experience the parks in a way that is more rustic, authentic and closer to true park values than urban accommodation. ey fulfill an important role and provide significant opportunities for the understanding and enjoyment of our natural and cultural heritage. cordingly, the quality of the design and construction of the built environment must be of the highest calibre.

keeping with evolving social values as well as increasing design and scientific knowledge, the redevelopment guidelines for Outlying Commercial commodations and hostels have been revised and updated. The recommendations in these guidelines are based upon a multi-scale analysis t has considered site specific opportunities and constraints as well as the broader effects on the regional landscape and the mountain parks as vhole. The guidelines have been prepared for the use of the facility operators, hostel associations, consultants, Parks Canada and all others ncerned with changes to the buildings and landscapes of outlying facilities.

hough outlying commercial accommodations and hostels are recognized as important components of tourism in the National Parks, their current stence and future expansion must not interfere with the primary mandate of Parks Canada to preserve ecological integrity. In this context, the idelines provide clear direction for the nature, character and scale of commercial development of outlying commercial accommodation facilities d identify final and fixed future limits to their growth. In addition to providing general design requirements that apply to all sites, the guidelines ntify, for each facility, how much growth is appropriate, where it should occur, how it should be designed and what services are suitable for the rticular setting. A main objective of the guidelines is to establish limits to growth and to ensure that any redevelopment results in an overall net n to both the visitor experience and to the ecological and cultural integrity of the parks. These improvements will be brought about through propriate use, responsible environmental stewardship, and aesthetic and design improvements. The guidelines present a positive approach to igating and reducing ecological impacts caused by outlying facilities, while at the same time, retaining the opportunity for visitors to experience d appreciate the parks in a more intimate and unique setting.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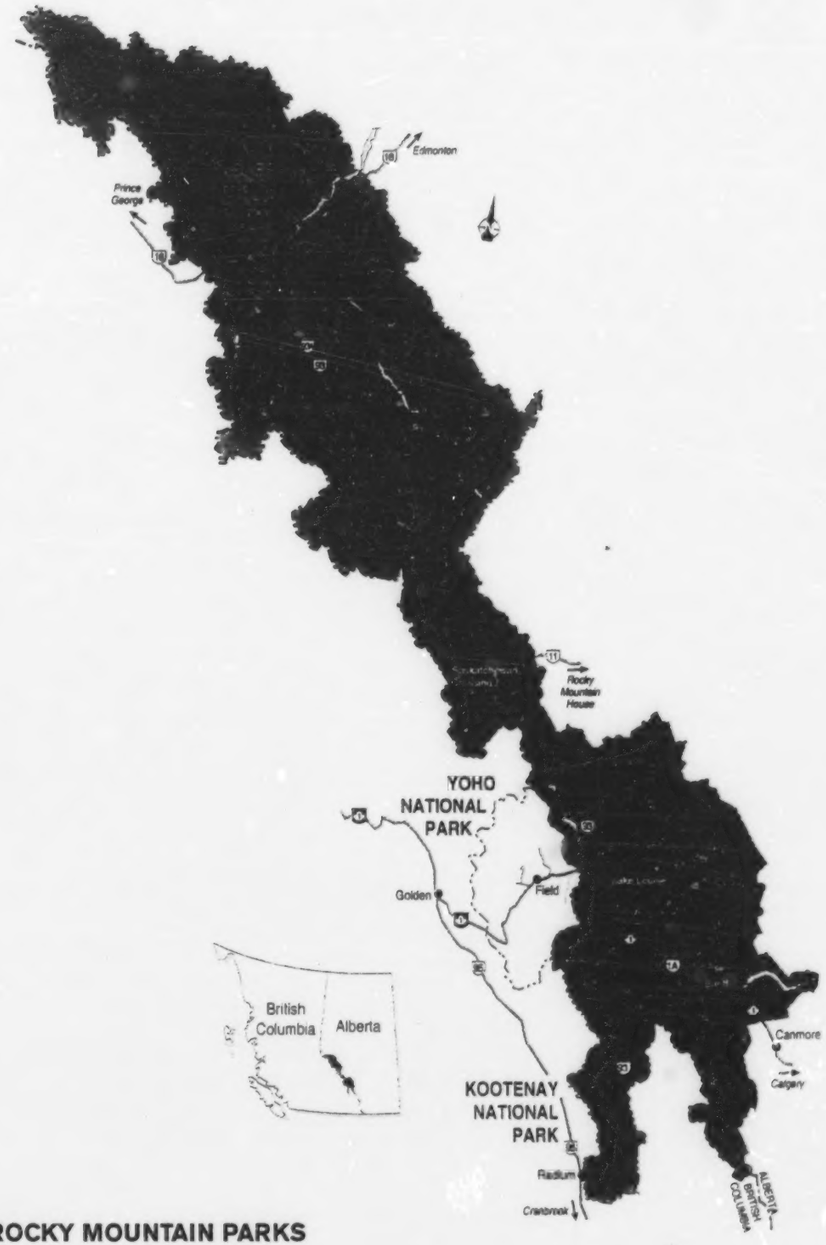
INTRODUCTION

The following guidelines have been created to direct the future development of all outlying commercial accommodation in Banff, Jasper, Yoho, Kootenay and Waterton National Parks. Outlying commercial accommodations (OCAs) are defined as any national park accommodation located outside the communities of Banff, Lake Louise, Field, Jasper and Waterton that is both privately operated and road accessible. These guidelines will define the parameters for commercial development, as well as providing Parks Canada with a framework within which to review and approve development proposals. The guidelines outlined in this document reflect current philosophies and social standards on issues such as appropriate use, environmental impact, growth management, responsible environmental stewardship and heritage conservation as they relate to overnight visitor accommodation. They are to be used by operators, their consultants, Parks Canada, and all others concerned with the design and approval of proposals for redevelopment, replacement or expansion to both OCAs and outlying hostels, as well as two outlying hotels and a day lodge.

Although different in nature and serving a different purpose than the OCAs, the outlying hostels in the parks are subject to these new guidelines. The two associations responsible for the operation of mountain park hostels face many of the same issues and challenges as the OCA operators and must fulfill many of the same requirements to protect ecological integrity and provide a high quality visitor experience. The increasing demand for hostel accommodation in the parks and the potential for expansion have made it clear that the development of hostels must be addressed in a similar way to OCAs. As a result, hostels are covered in this report and their development will follow the guidelines with certain exceptions as indicated.

The 1999 OCA Guidelines will also direct the development of two major hotels that are not covered by existing community plans, namely, Jasper Park Lodge and the Prince of Wales Hotel. The Maligne Lake Tours day lodge is also included.



THE FOUR ROCKY MOUNTAIN PARKS

THE ROLE OF OCAs AND HOSTELS IN THE TIONAL PARKS

As and hostels form part of a broad spectrum of overnight mmodation available to park visitors. This includes: hotels, motels, es, and bed and breakfast accommodation in the townsites/visitor res of Banff, Jasper, Lake Louise, Field and Waterton; backcountry es, alpine huts, trail shelters and campgrounds; front country cgrounds; an environmental training Centre in Jasper National Park; vell as two youth camps in Waterton Lakes National Park. The nty-eight OCAs, ten hostels and two outlying hotels with their tantial variation in size, scale and level of service provide a wide e of visitor facilities.

role of an OCA is to provide a more rustic, isolated, lower density native to the accommodation located within the communities. sts of an OCA can expect, at a minimum, the basic amenities of a l hotel or motel together with the unique experience of a more te park setting. As a result of their isolated locations, OCAs may de ancillary services, such as food services, fuel sales and pment rentals, in addition to overnight accommodation in order to the needs of the general travelling public. Although the definition n OCA is wide ranging and encompasses service centres, remote ations, and those that are located just outside the boundaries of the munities, the role of an OCA is clearly to provide visitors with a high ty experience that cannot be found in the townsites.

role of the outlying hostels is to provide low-cost, supervised, fixed overnight accommodation to park visitors. Hostels are usually pped with separate dormitories and washrooms for males and les, a common food preparation area, and a common room for lizing. Depending on their location and size, they may or may not indoor plumbing, running water or electricity. As a result of these d services, hostels have been established in more isolated locations the majority of OCAs and are much more affordable. Each hostel s as a base for recreational opportunities unique to its setting. The of hostels along the Icefields Parkway, for example, provides tant stopovers for the thousands of cyclists who travel the Parkway summer. Others, such as the Mount Edith Cavell and Hilda Creek ls, offer bases for summer hiking and winter backcountry skiing. asingly, hostels also serve as a base for park learning experiences oups ranging from the Boy Scouts to Elder-hostellers.

1.2 THE NEED FOR GUIDELINES

The primary objective of the 1999 OCA Guidelines is to preserve the ecological integrity of the national parks for future generations. In addition to protecting the natural environment, guidelines identify various cultural resources and other visual elements specific to each site that should be preserved or enhanced. Importantly, the guidelines are also needed to protect and enhance the characteristics of the built environment and to improve the visitor experience. In order to accomplish these goals, the OCA operators and Parks Canada must have clear direction on how guiding principles and legislation are interpreted and applied to individual development projects.

It is widely recognized that OCAs and the outlying hostels provide an important and different type of visitor experience than that found in the townsites. The character and scale of the development as well as the proximity to large areas of undeveloped wilderness contribute to the unique park experience that OCAs and hostels provide. The guidelines identify the unique character of each facility and indicate the measures that should be taken to enhance these qualities while protecting adjacent undisturbed lands. The site-specific recommendations provided in this document will provide Parks Canada and the operators with an appropriate vision for future development, including the maximum build out.

The founding principle of the present guidelines is that all development, redevelopment and maintenance should be directed at improving what currently exists, in terms of both the natural and the built environment. All change must result in a net gain to the national parks in terms of ecological and commemorative integrity as well as to the character of the built environment. The guidelines reflect these expectations as well as current National Park legislation and policies, environmental knowledge, new planning practices and changes in technology.

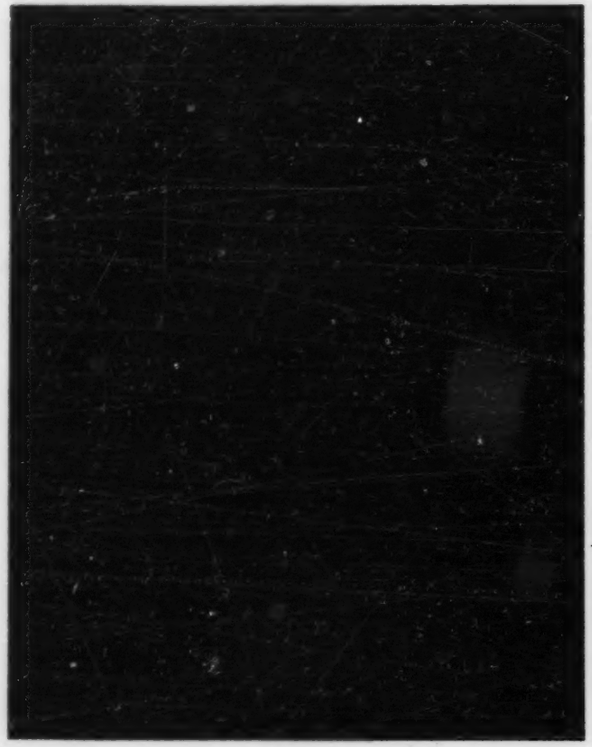
Previous guidelines relied upon general development prescriptions and limits to Floor Area Ratio (FAR) to control the amount and type of development. FAR is a measure of the total gross floor area of development divided by the area of the lease. While FAR has utility in urban situations, it has serious limitations when used in remote park settings. It does not consider variation in the size of the lease, the amount of developable land on the site, or other site specific constraints. Visual and ecological impacts, both on and off the site, are also not considered. These new guidelines do not use FAR as limiting factor. They contain both site specific and general development guidelines.

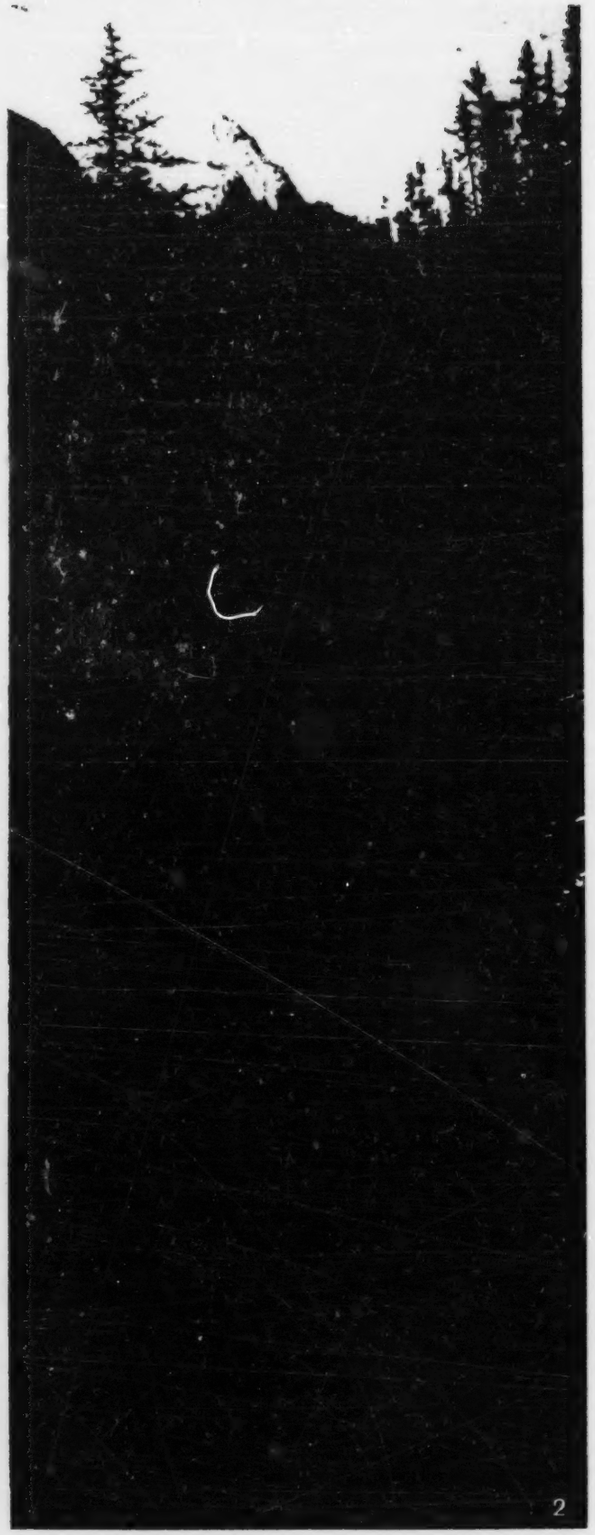
A close examination of the issues, opportunities and constraints of each of the individual sites was used to establish limits to growth. Specific planning recommendations were developed on a site by site basis and then considered within the context of both the broader landscape and the mountain parks as a whole. More general guidelines that apply to all redevelopment were prepared and need to be used in conjunction with the specific recommendations.

Future development of existing facilities must exemplify the highest design standards as well as the most sophisticated technological solutions in infrastructure and construction in order to improve the visitor experience and reduce the negative impact of the facilities on the environment. For this reason, it is expected that development guidelines will be updated periodically.

1.3 OCAs AND HOSTELS AFFECTED

The OCA Guidelines apply to the facilities listed on the following two pages. They do not apply to the accommodation facilities on Tunnel Mountain and Sulfur Mountain outside the Town of Banff, facilities located in upper and lower Lake Louise, or the Palisades Centre outside Jasper because their management and growth potential have been addressed in other documents. The guidelines also do not apply to the hostels located in the communities of Banff, Lake Louise and Waterton, that are covered by the individual community plans.





THE GUIDELINES APPLY TO THE FOLLOWING FACILITIES:

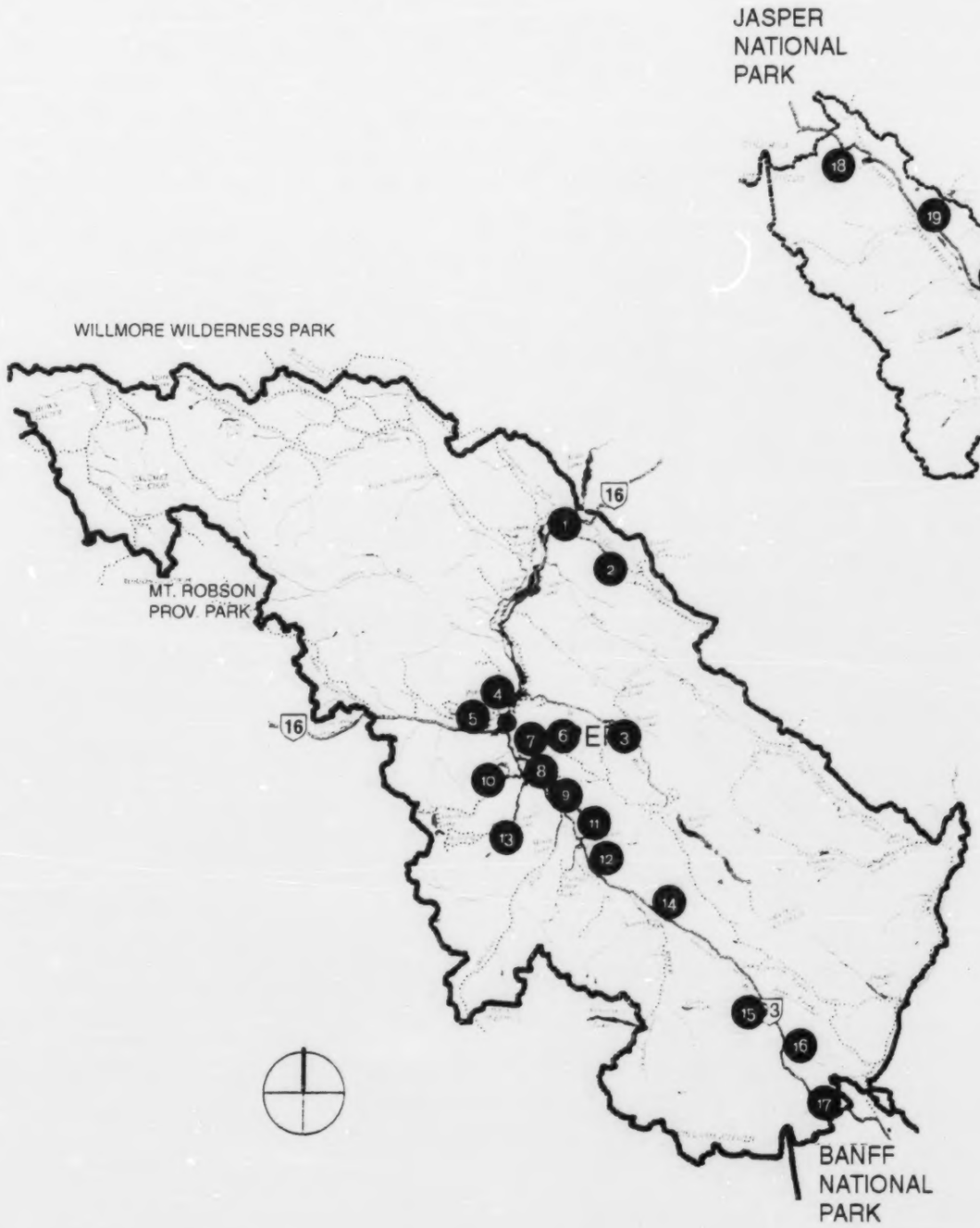
JASPER

1. Pocahontas Bungalows
2. Miette Hot Springs Bungalows
3. Maligne Canyon Hostel
4. Pyramid Lake Resort
5. Patricia Lake Bungalows
6. Jasper Park Lodge
7. Pine Bungalows
8. Tekarra Lodge
9. Alpine Bungalows
10. Whistlers International Hostel
11. Jasper House Bungalows
12. Becker's Bungalows
13. Mount Edith Cavell Hostel
14. Athabasca Falls Hostel
15. Sunwapta Falls Resort
16. Beauty Creek Hostel
17. Columbia Icefield Chalet

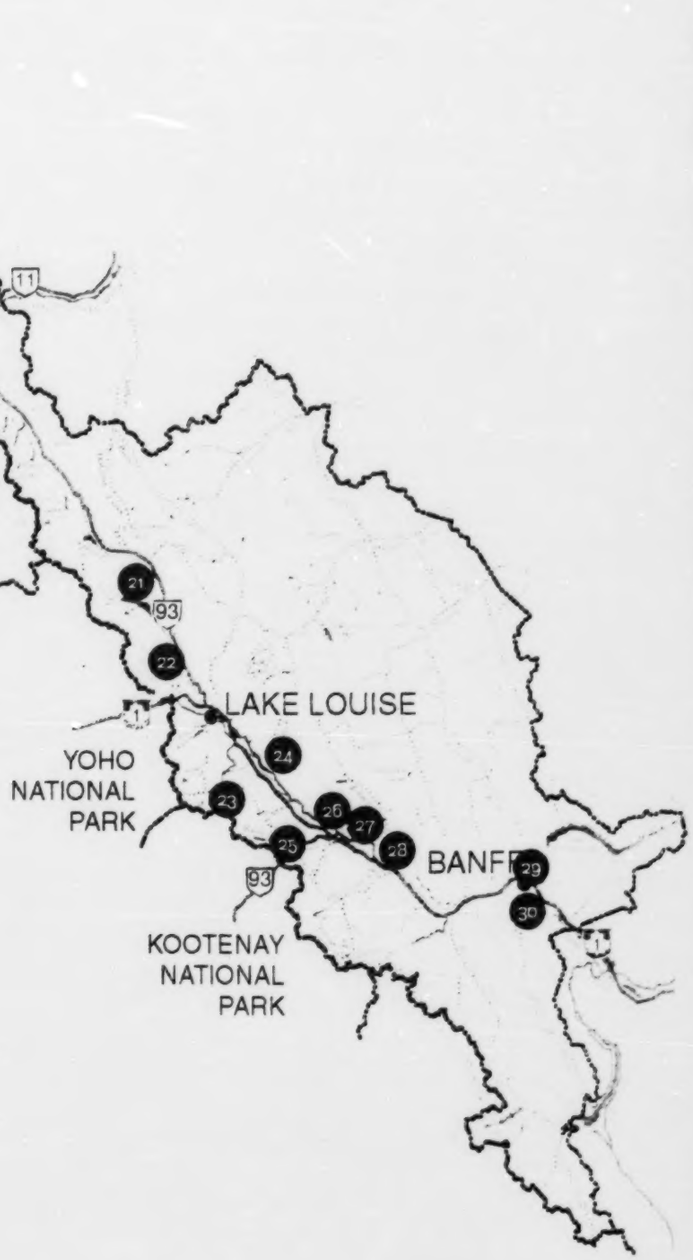
BANFF

18. Hilda Creek Hostel
19. Rampart Creek Hostel
20. The Crossing
21. Num-Ti-Jah Lodge
22. Mosquito Creek Hostel
23. Moraine Lake Lodge
24. Baker Creek Chalets
25. Storm Mountain Lodge
26. Castle Mountain Village
27. Castle Mountain Hostel
28. Johnston Canyon Resort
29. Timberline Inn
30. Banff Rocky Mountain Resorts

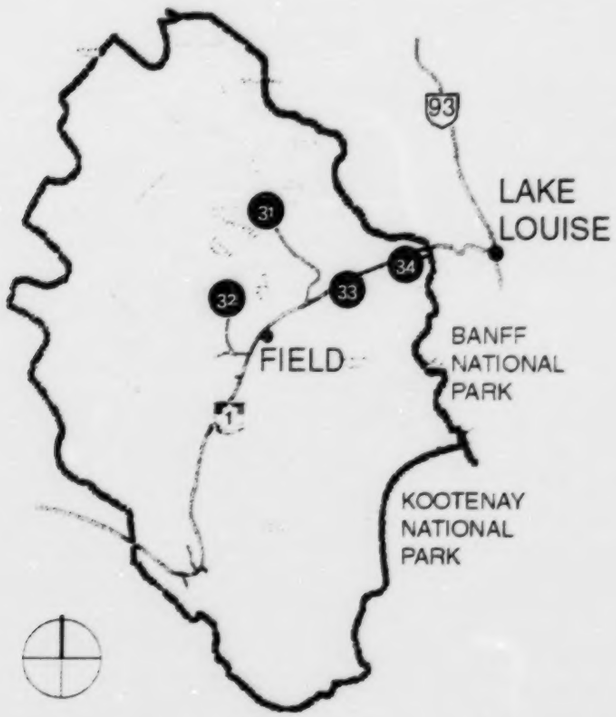
* Note: maps are not to scale



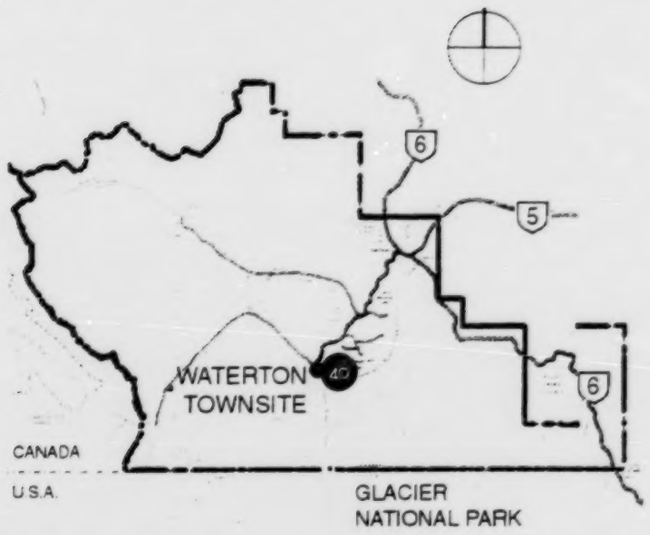
JASPER NATIONAL PARK



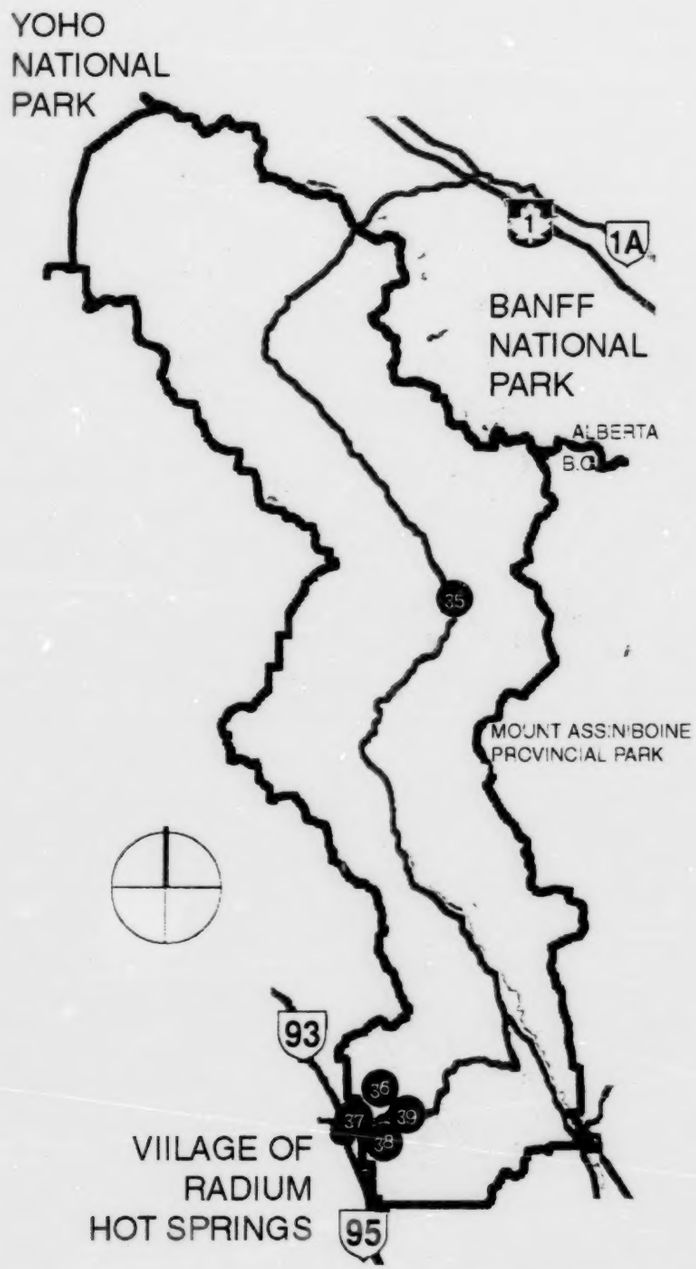
BANFF NATIONAL PARK



YOHO NATIONAL PARK



WATERTON LAKES NATIONAL PARK



KOOTENAY NATIONAL PARK

YOHO

31. Whisky Jack Hostel
32. Emerald Lake Lodge
33. Cathedral Mountain Chalets
34. West Louise Lodge

KOOTENAY

35. Kootenay Park Lodge
36. Addison's Bungalows
37. Mt. Farnham Bungalows
38. Blakley's Bungalows
39. Radium Hot Springs Lodge

WATERTON

40. The Prince of Wales Hotel

* Note: maps are not to scale

1.4 BACKGROUND

1.4.1 Geographical Context

The ecosystems containing the mountain national parks in which the OCAs are found can be viewed as overlapping circles along the spine of the Canadian Rockies. These ecosystems extend beyond park boundaries, and the protected lands of the national parks form only a part of a broad spectrum of regional land uses. Jasper National Park is located within the Greater Yellowhead Ecosystem. This ecosystem extends from Edson to McBride B.C., and from the Kootenay Plains near the Banff National Park boundary to the Kakwa in British Columbia. Banff, Kootenay and Yoho National Park are within the Central Rockies Ecosystem, which extends west of the Columbia River Trench, north to the Jasper park boundary, south to Elkford, B.C. and east to Highway 22. To the south, the Central Rockies Ecosystem overlaps with the Crown of the Continent Ecosystem, in which Waterton Lakes National Park is located.

The Rocky Mountain region is naturally fragmented by mountain ranges, glaciers, lakes and canyons, which limits the areas that wildlife can utilize effectively as well as where human development is possible. As a result of these natural limitations, the OCAs and hostels in the mountain national parks are primarily concentrated along roads near park communities, and in the more accessible valleys and lower elevation passes where it is easiest to build. Most OCAs are found in the montane ecoregion, which also includes some of the most important wildlife habitats in the parks. Aside from directly removing potential habitat and potentially contributing to wildlife habituation locally, the developments have many indirect effects on wildlife, including the contribution to increased landscape fragmentation and the resultant impacts on wildlife movement. In addition, guests utilize areas far beyond the immediate vicinity of the development.

The following table indicates which OCAs and hostels are located in the Montane, Subalpine or Upper Subalpine/Alpine ecoregions. Overall, OCAs and hostels occupy only a relatively minor proportion of the Montane ecoregion (0.4% in Banff National Park, 0.5% in Jasper National Park, 0.01% in Kootenay National Park and 0.02% in Yoho National Park).

LOCATION OF OCAs AND HOSTELS BY ECOREGION

Montane	Subalpine	Upper Subalpine/Alpine
Alpine Village	Miette Hot Spring Bungalows	Icefields Chalet
Jasper House	Beauty Creek Hostel	
Jasper Park Lodge	Mt. Edith Cavell Hostel	
Tekarra Lodge	Sunwapta Falls Bungalows	
Becker's Bungalows		
Pine Bungalows		
Maligne Canyon Hostel		
Pocahontas Bungalows		
Athabasca Falls Hostel		
Patricia Lake Bungalows		
Pyramid Lake Bungalows		
Whistlers Hostel		
The Crossing	Mosquito Creek Hostel	Num-Ti-Jah Lodge
Johnston Canyon Bungalows	Castle Mountain Hostel	
Banff Rocky Mtn. Resorts	Baker Creek Bungalows	
Timberline Inn	Castle Mountain Bungalows	
	Storm Mountain Lodge	
	Moraine Lake Lodge	
	Hilda Creek Hostel	
	Rampart Creek Hostel	
Emerald Lake Chalets	Whiskey Jack Hostel	
Cathedral Mountain Chalets	West Louise Lodge	
Kootenay Park Lodge		
Addison's Bungalows		
Blakley's Bungalows		
Mt. Farnham Bungalows		
Radium Hot Springs Lodge		
Prince of Wales Hotel		

1.4.2 Historical Context

The traditional OCAs, or bungalow camps as they were once called, have played an important role in accommodating park tourists since the early days of the automobile. The development of bungalow camps closely followed the introduction of automobile tourism to the Mountain Parks in the early part of this century and the associated construction of park roads.

The early bungalow camps were characteristically inexpensive roadside accommodation designed to meet the needs of families travelling by car. They usually consisted of ten to twenty-four small cabins, a service station and lunch counter. A room in those days could be had for one to four dollars a night.

In Banff, Yoho and Kootenay, some of the first OCAs were built by the Canadian Pacific Railway as it expanded its hotel chain throughout the parks. Canadian Pacific temporarily had a monopoly on outlying accommodation and established bungalow camps and lodges at Radium Hot Springs, Moraine Lake, Vermilion Crossing, Wapta Lake, Emerald Lake, and Storm Mountain as roads and other infrastructure were developed. By the late 1940's, other bungalow camps had been built at Tunnel Mountain, Johnston Canyon, Castle Mountain, Radium Hot Springs, and Cathedral Mountain.

In Jasper, the newly formed Canadian National Railway began construction of Jasper Park Lodge at Lac Beauvert near the town of Jasper in 1922. Development of several other OCAs in Jasper occurred during the years that followed.

The Glacier Park Hotel Company, a subsidiary of the Great Northern Railway Company, constructed Waterton Lakes National Park's landmark Prince of Wales Hotel in 1927. The hotel played a major role in promoting early visitation to the park and was recently declared a National Historic Site.

Parks Canada held a favourable view toward bungalow camps in the 1930's and 40's, but this changed over the next two decades. The first National Parks Policy, approved in 1964, recommended that accommodation and services be grouped to minimize resource impairment. No new outlying commercial accommodation was permitted, and existing facilities were not allowed to expand. This policy was followed until 1978, and a few facilities were removed during this period. However in 1977, several OCAs were permitted to convert from summer-season use to year-round operation in order to meet the rapidly increasing demand for winter accommodation. During that same year, several operators requested to expand their facilities but were turned down by Parks Canada.

Until 1988, assignment of new leases or licenses of occupation for OCAs was at the discretion of the Park Superintendent. There were no "master plans" for the parks, and land use decisions were made on an ad hoc basis. After an extensive planning and public consultation program, the first management plans for the Four Mountain Parks were completed in 1988. In response to expressed public opinion, along with ecological and cultural heritage information available at the time, the plans allowed existing OCAs to continue to operate and to redevelop, but prohibited any release of new lands for OCA development.

Park management plans provide broad direction, but it was quickly recognized that more specific direction was required to guide the permitted redevelopment of existing facilities. Provisional Redevelopment Guidelines for Outlying Commercial Accommodation in the Four Mountain Parks of Banff, Jasper, Kootenay and Yoho were completed in 1986, then superceded by the more comprehensive Four Mountain Parks Outlying Commercial Accommodation Redevelopment Guidelines in 1989.

Alberta was the birthplace of hostelling in Canada, with the first hostel established by the Canadian Hostelling Association near Bragg Creek in 1922. The Mountain Parks' first hostels, the chain of hostels still in place along the Icefields Parkway, became operational in 1950. In most cases, existing buildings were used, including some that formerly housed prisoners-of-war. Other hostels were opened over time as opportunities arose. Hostel buildings (outside of park communities) were, and continue to be, owned by Parks Canada but operated by the Hostelling Associations.

The hostels were closed down in 1954 due to "an unfortunate breakdown in administrative efficiency" but reopened in 1961 following a national and regional reorganization of the hostelling association. At this time, the Edmonton branch of the hostelling association was formed and assumed responsibility for hostels in Jasper National Park. Hostels in Banff and Yoho National Parks continued to be run from Calgary.

Pine Bungalows

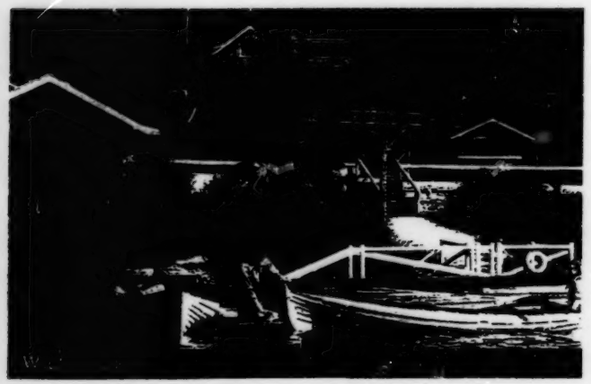
Jasper Park Lodge

Parks Canada agreed to maintain the hostels to a suitable standard and several hostel buildings were upgraded or replaced between 1976 and 1982. Technical standards were developed jointly by Parks Canada and the Hostelling Association and programs were developed to provide park visitors with heritage learning opportunities.

The 1988 Park Management Plans reconfirmed the important role played by hostels in the Mountain Parks and called for the replacement of some outlying hostel facilities with new hostels inside park communities. As a result, the former Spray hostel was removed in 1989 and replaced by the new Banff International Hostel. The hostel at Corral Creek was also removed upon completion of the Lake Louise international Hostel (operated by the Alpine Club of Canada). The 1988 Jasper Park Management Plan, which is currently under review, contains direction to close the Beauty Creek hostel and to replace the Maligne Canyon and Whistlers hostels with a new facility within the Jasper townsite. This direction has not been implemented and is the subject of on-going discussions. A small hostel with a 22-person capacity recently opened in the community of Waterton Park. No other hostels are planned in Waterton Lakes National Park.

Commensurate with these changes, the hostelling mandate has been expanded from operating "youth hostels" for travelling young people to providing low-cost accommodation and other services for the general public. This has resulted in changes at several facilities such as separate family quarters, quarters for live-in hostel supervisors, and ancillary services such as saunas.

In Banff National Park, a Park Directive has guided hostel redevelopment since 1989. This directive also applies to the Whiskey Jack Hostel in Yoho National Park. Hostel redevelopment guidelines were recently drafted (1998) for Jasper National Park. A Memorandum of Understanding between Parks Canada and Hostelling International was also signed in 1998 to guide operations, communication, cooperative initiatives, hostel development and issue resolution.



1.4.3 Policy and Legal Context

Future redevelopment of hostels and OCAs must be examined within the framework of Parks Canada's guiding policies and legislation. The most relevant policy documents and approved plans, as they relate to OCA and hostel redevelopment, are summarized below.

National Parks Act and Regulations
Amendments to the National Parks Act in 1988 introduced a number of pertinent changes. Although the amended Act does not refer specifically to OCAs or hostels, it clearly states that "maintenance of ecological integrity through the protection of natural resources shall be the first priority when considering park zoning and visitor use in a management plan". Various regulations made pursuant to the National Parks Act apply directly to OCAs and hostels, specifically portions of the General Regulations, Lease and License of Occupation Regulations, Businesses Regulations, Building Regulations, Garbage Regulations, and Water and Sewer Regulations.

Parks Canada Guiding Principles and Operational Policies (1994)
This is the primary guiding policy document for all Canadian National Parks. The National Parks Policy and Cultural Resource Management Policy have particular relevance for OCAs and hostels.

a) National Parks Policy
In keeping with the National Parks Act, the Policy clearly states that promoting ecological integrity and ensuring commemorative integrity take precedent in acquiring, managing and administering heritage places and programs. In every application of policy, this guiding principle is paramount. Management decisions are to be based on sound cultural resource management and ecosystem-based management practices.

Within national parks, preference is to be given to basic accommodation facilities such as campgrounds, hostels and shelters which enhance visitors' understanding, appreciation and enjoyment of the parks' special values and which provide access to additional, enjoyable park experiences including a range of appropriate recreational opportunities. Where commercial accommodation is provided within national parks, it is to enhance understanding, appreciation and enjoyment of natural settings; provide access to additional park experiences, including a range of recreational opportunities; and be available for use by the general public. Essential and basic services are to be provided while maintaining ecological and commemorative integrity and recognizing the effects of incremental and cumulative impacts. Public demand alone is not deemed to be sufficient justification for provision of facilities and services in support of appropriate activities.

b) Cultural Resource Management Policy
This Policy applies to the care of cultural resources, as well as the promotion of public understanding, appreciation and enjoyment of these resources. The Policy recognizes that cultural resources include human works, or a place that gives evidence of human activity or has spiritual or cultural meaning, and that has been determined to be of historic value. Cultural resources may include cultural landscapes and landscape features, archaeological sites, structures, engineering works, artifacts and associated records. Three levels are used to categorize historic value: Level I resources are important enough to be National Historic Sites; Level II resources are not of national historic significance but may have historic value and thus be considered a cultural resource; and "Others" which do not meet the criteria for levels I and II and are exempted from the Cultural Resources Management Policy to be managed under other appropriate processes and policies.

National Park Management Plans
The Banff National Park Management Plan is the most recently updated management plan for the mountain parks and contains a considerable direction relevant to OCA and hostel redevelopment. The Jasper, Kootenay, Yoho and Waterton Lakes National Park Management Plans are currently under review.

The 1997 Banff National Park Management Plan stresses an ecosystem-based approach to planning and park management. An approach to human use management is based on the overall objective to maintain a secure, undisturbed land base for large carnivores and other species while providing a range of opportunities for visitors. Scientific research, public consultation and the 'precautionary principle' will be used in implementing the human use management strategy, which is to be phased in over several years.

The Banff Management Plan identifies priorities for cultural heritage protection and presentation. A Built Heritage Resource Description and Analysis is to be completed for buildings outside the Town of Banff. The completed forms for buildings 40 years or older are to be submitted to the Federal Heritage Buildings Review Office (FHBRO) for assessment of heritage value and potential designation. A systematic approach to managing leases and licenses of occupation for heritage buildings is to be investigated and instituted. Built heritage protection is to be strengthened by offering private owners/lessees technical support and information on good conservation maintenance practices.

With respect to commercial accommodation, the Plan requires a limit to be placed on the capacity of all accommodation outside the communities. No new land is to be released for commercial or other development and no new hostels are to be developed in Banff National Park. Future development of Timberline Lodge is to be restricted to its existing footprint in response to environmental and archaeological concerns.

A new 2-stage Development Review Process for development outside the Town of Banff has been implemented which includes the development permit review and the building permit review stages. Public involvement occurs through the Advisory Development Board which reviews all applications to ensure they are appropriate and meet legislative, regulatory and planning requirements. This process is likely to be applied to all OCAs in the mountain parks.

Canadian Environmental Assessment Act (CEAA)
Canada's current environmental assessment act, CEAA, came into effect in 1995. The appropriate degree of environmental assessment under CEAA (screening, comprehensive study, mediation or review panel) is an issue for future redevelopment of OCAs and hostels. Although most development proposals will fall under the screening classification, larger-scale and environmentally sensitive projects may be required to undergo a more intensive comprehensive study. Another key aspect of environmental assessment under CEAA is that the assessments must consider "any cumulative effects that are likely to result from the project in combination with other projects or activities that have or will be carried out" (CEAA Section 16(1)).

Leases and Licenses of Occupation
National Park OCAs and hostels operate on lands owned by the Government of Canada. All OCAs are governed by leases which are contractual agreements between the operators and the Crown. They describe the physical limits of the land held under lease and the activities, administrative structure and fee schedules applicable to leased lands. Because leases were negotiated at different times and under differing national park policies, they vary widely in content. In fact, very little is consistent from one lease to another. For example, seasonal constraints on operation are contained in some leases, while not addressed in others. Renewal and vesting clauses also vary from lease to lease, if included at all.

With the exception of the Lake Louise and Banff International hostels, all hostel buildings are owned by Parks Canada and operated by the Southern or Northern Alberta Hostelling Association under License of Occupation. These licenses are generally consistent for each operation, with a term of 9 - 10 years. Seasonal constraints are not addressed in any hostel license, and all pay the same nominal land rent. Environmental clauses and enforcement are dealt with consistently in each license. All properties are to be returned to the Crown without compensation upon termination of the license.

1.4.4 Social/Cultural Context

The mountain parks make a significant contribution to Canada's tourism industry. While the specific amount contributed by OCAs and hostels is not known, each serves a unique niche in the provision of mountain park accommodation and visitor experiences. Both types of facilities are located outside park communities and offer a more rustic experience that is more closely tied to the surrounding natural environment than accommodation facilities in park communities. Rates at OCAs are generally in line with, or lower than, those at accommodation facilities in the communities. Importantly, hostels provide some of the only low-cost roofed accommodation in the parks.

Accommodation is not the only role served by Mountain Park OCAs. Many of these facilities are heavily used by day visitors, either because they are located at major scenic attractions (e.g. Moraine Lake Lodge, Num-Ti-Jah Lodge, Emerald Lake Lodge, Icefields Chalet) or because they are strategically located to provide gas and food services for automobile travelers or tour buses (e.g. The Crossing). With an increasing importance of bus tours and the potential restrictions placed on the use of private vehicles in the parks, OCA operators are being forced to adapt to the changing market and the changing demands for services. While most of the OCAs continue to be predominantly oriented to the independent traveler, very few have restricted their operations in such a way as to refuse bus traffic. Careful consideration must be given to the nature and role of OCAs and hostels on a site-specific basis to determine the appropriateness and scale of bus services at each facility.

During the peak season, most OCAs house the majority of their employees on-site. The remaining staff are housed in nearby park communities or, in other cases, in communities such as Canmore and Radium Hot Springs, located just outside the park gates. The quality and size of existing staff housing and related facilities vary greatly and the problem of high turnover is exacerbated when the accommodation that is provided is substandard.

Park communities provide most of the social services for OCA staff and guests (e.g. health care). In addition to the cost of provision of social services, the economic impacts on park communities of expansion to OCAs include the cost of additional infrastructure (e.g. power, potable water, wastewater treatment, and garbage disposal).

1.4.5 Economic Context

Visitation to the Mountain Parks has increased by about 2.6% each year for the past 10 years, and this is expected to continue into the future. Most of this visitation still occurs in the summer months from early June to late September. Summer use accounts for 70 - 80% of the annual visitation to Waterton Lakes National Park, while the presence of three downhill ski areas in Banff National Park means that use is spread more evenly throughout the year. In Banff National Park, 1991 figures show that 30% of use (1.2 million visitors) occurred during the 3 summer months, another 30% occurred during the five winter months, and the remaining 40% was spread over the shoulder season (800,000 visitors each in the 2 month spring and fall seasons).

OCAs, and to a lesser extent hostels, play an important economic role in the Mountain Parks. They contribute to the overall tourism revenues generated in the parks, are sources of employment, and contribute to Federal and Provincial government revenues through payment of land rents, taxes and other fees. The overall importance of OCAs to each park's economy varies considerably from park to park (see Table 2).

Where OCAs are not adjacent to a community, operating and construction costs can be very expensive. For the more remote OCAs, workers must be housed on-site, sewage must be treated on-site or trucked to community treatment facilities, potable water must be found and treated, and power must be generated for each individual operation. Competition with community based accommodation limits the extent to which room rates can reflect these higher costs. The length of the peak-operating season of more remote OCAs also tends to be shorter, which further reduces profit margins.

Hostels fill a unique economic niche by offering an affordable alternative for individual travelers, families and small groups. As non-profit organizations, the Hostelling Associations operates within small margins. Low fees and on-going operating costs mean there is little money available to fund improvements. The outlying hostels must often rely on revenues from more profitable in-town hostels in order to continue operating.

1.5 SUMMARY OF EXISTING COMMERCIAL DEVELOPMENT AND CAPACITY FOR OCAs AND HOSTELS

The following set of tables provides a summary of the numbers of units, capacities, lease areas, current floor area ratios (floor area ratio or FAR is the total gross floor area of all development on the site divided by the total lease area), seasons of operation, and length of leases for the OCAs that are covered by these guidelines. The first table also summarizes the capacities, operating season and length of license of occupation for the outlying hostels. More detailed information on each facility and the services offered can be found in the remainder of this report.

As stated above, OCAs and hostels are only two of the many types of commercial accommodation available in the mountain parks. As shown in Table 2, OCAs currently supply between 5% and 24% of the total front country accommodation capacity in various mountain parks, while hostels provide a very small proportion. A far greater proportion of most parks' accommodation supply is provided at front country campgrounds and the hotels, motels, and bed and breakfast accommodation available in the park communities. The capacities of OCAs and hostels are compared to the capacities of other front country accommodation in Table 2.

Prior to the completion of the 1988 OCA development guidelines, when the future of OCAs was being deliberated through the Four Mountain Parks Management Planning program, OCA expansion was limited to 20% beyond the approved 1980 capacity. Table 3 shows how the number of units of OCA accommodation has changed in each park since 1982. Changes in the number of townsite accommodation units, as permitted under various community plans, are also shown for comparison. Many OCA facilities have remained essentially the same since 1982, some have undergone minor redevelopment and a few, such as Emerald Lake Lodge, Banff Rocky Mountain Resort and Moraine Lake Lodge, have been completely redeveloped and have expanded substantially.

The number of hostel beds outside park communities declined from 424 to 352 during the same period. However, new hostels, adding a total of 205 beds, were constructed in the village of Lake Louise, the Town of Banff and the community of Waterton Park.

TABLE 1: SUMMARY OF OCA AND HOSTEL INFORMATION

Jasper National Park

FACILITY NAME	NO. OF UNITS	CAPACITY	FAR	LEASE AREA (HA)	SEASON OF OPERATION	LEASE EXPIRY
Pocahontas Bungalows	57	135	0.207	1.4	Summer	2004
Miette Hot Springs Bungalows.	35	130	0.124	2.1	Summer	2004
Pyramid Lake Bungalows	64	172	0.152	1.46	Year round	2012
Patricia Lake Bungalows	37	146	0.051	2.44	Summer	2009
Pine Bungalows	80	240	0.11	4.09	Summer	2008
Tekarra Resort	52	180	0.053	4.90	Summer	2014
Alpine Village	41	101	0.042	4.50	Summer	2004
Jasper House Bungalows	56	142	0.146	1.51	Summer	2005
Becker's Bungalows	118	334	0.17	3.81	Summer	2004
Sunwapta Falls Bungalows	53	160	0.254	0.92	Summer	2005
Columbia Icefield Chalet	32	128	0.124	3.3	Summer	2037
JASPER OCA TOTAL	**625**	**1868**		**30.43**		
Jasper Park Lodge	446	1064	N/A	365	Year round	2011
JASPER TOTAL	**1071**	**2932**		**395.43**		

Banff National Park

FACILITY NAME	NO. OF UNITS	CAPACITY	FAR	LEASE AREA (HA)	SEASON OF OPERATION	LEASE EXPIRY
Rocky Mountain Resorts	171	806	0.418	2.81	Year round	2004
Timberline Inn	52	129	0.162	2.02	Year round	perpetual
Johnston Canyon Resort	41	108	0.119	2.03	Summer	2004
Castle Mountain Chalets	19	82	0.15	1.5	Year round	2004
Storm Mountain Lodge	12	48	0.04	2.31	Summer	2034
Baker Creek Chalets	33	152	0.182	1.06	Year round	2025
Moraine Lake Lodge	33	70	0.225	0.87	Summer	2027
Num-ti-Jah Lodge	25	81	0.044	2.41	Summer/Winter	2001
The Crossing	66	273	0.10	2.51	Summer	2009
BANFF TOTAL	**452**	**1749**		**17.52**		

Yoho National Park

FACILITY NAME	NO. OF UNITS	CAPACITY	FAR	LEASE AREA (HA)	SEASON OF OPERATION	LEASE EXPIRY
Emerald Lake Lodge	85	270	0.15	3.39	Year round	2008
Cathedral Mountain Chalets	21	90	0.134	0.81	Summer	2036
West Louise Lodge	50	134	0.11	5.00	Year round	2004
YOHO TOTAL	**156**	**494**		**9.2**		

Kootenay National Park

FACILITY NAME	NO. OF UNITS	CAPACITY	FAR	LEASE AREA (HA)	SEASON OF OPERATION	LEASE EXPIRY
Addison's Bungalows	30	128	0.22	0.65	Summer	2004
Blakley's Bungalows	23	75	0.13	0.79	Summer	2004
Mt. Farnham Bungalows	12	52	0.055	0.90	Summer	2004
Radium Hot Springs Lodge	66	240	0.47	0.68	Year round	2006
Kootenay Park Lodge	10	22	0.052	1.98	Summer	2012
KOOTENAY TOTAL	**141**	**517**		**5.0**		

Waterton Lakes National Park

FACILITY NAME	NO. OF UNITS	CAPACITY	FAR	LEASE AREA (HA)	SEASON OF OPERATION	LEASE EXPIRY
Prince of Wales Hotel	87	227	0.123	5.62	Summer	perpetual
WATERTON TOTAL	**87**	**227**		**5.62**		

TOTAL OCA	**1907**	**5919**		**432.77**		

Hostels

FACILITY NAME	CAPACITY	SEASON OF OPERATION	LICENSE OF OCCUPATION EXPIRY
Athabasca Falls	40	Year round	2008
Maligne Canyon	24	Year round	2006
Edith Cavell	32	Year round	2007
Whistler Mountain	80	Year round	2005
Beauty Creek Hostel	24	Year round	2009
Whiskey Creek Hostel	27	Summer	2008
Castle Mountain Hostel	36	Year round	2008
Mosquito Creek Hostel	38	Year round	2008
Rampart Creek Hostel	30	Year round	2008
Hilda Creek Hostel	21	Year round	2008

TOTAL HOSTELS	**352**

TOTAL CAPACITY (OCA + HOSTELS)	**6271**

TABLE 2: FRONTCOUNTRY ACCOMMODATION CAPACITIES IN THE MOUNTAIN PARKS

Park	OCA Capacity	%	Camp ground Capacity	%	Outlying Hostel Capacity	%	Community Capacity	%	Total Capacity
Jasper	2,932	**16**	11,134	**59**	200	**1**	4,455	**24**	18,721
Banff	1,749	**5**	13,368	**40**	125	**<1**	18,469	**55**	33,711
Kootenay	517	**23**	1,679	**76**	0	**0**	0	**0**	2,196
Yoho	494	**22**	1,638	**85**	27	**<1**	78	**3**	2,237
Waterton Lakes	227	**8**	1,664	**59**	0	**0**	985	**44**	2,876
All Parks	5,919	**10**	29,483	**49**	352	**<1**	23,987	**40**	59,741

* includes regular, overflow and group tenting sites; assumes 4 people/site
** hostels outside park communities only, others are included in community figures
***commercial accommodation only; assumes 3 person max. occupancy/room or unit
^ includes Town of Banff, Lake Louise Community and Upper Lake Louise; based on max. 3 person max. occupancy/room

TABLE 3: CHANGES IN OCA AND COMMUNITY ACCOMMODATION CAPACITIES FROM 1982 TO 1999

	No. of Units 1982	No. of Units 1999	% Difference
Town of Jasper	1,008	1,485	+ 47 %
Jasper OCAs	410	625	+ 53 %
Jasper Park Lodge	397	446	+ 11 %
Town of Banff*	2,565	4,663 (1996)	+ 82 %
Lake Louise**	774	1,493	+ 93%
Banff OCAs	254	452	+ 72 %
Kootenay OCAs	141	141	0
Yoho OCAs	96	155	+ 60 %
Waterton Community	227	408	+ 80%
Prince of Wales Hotel	81 (1977)	87	+ 7%

*Rimrock Hotel is not included in Town of Banff or Banff OCA figures
**includes Lake Louise community, Chateau Lake Louise, Deer Lodge and Paradise Bungalows

GUIDING PRINCIPLES AND RELATED POLICY STATEMENTS

The following guiding principles directed the elaboration of the guidelines. They are based on existing legislation and policy documents of Parks Canada. If conflicts emerge between principles, the National Parks Act specifies that ecological integrity is the first priority in national parks and that human use will be managed in order to preserve the natural environment. These principles should be referred to when interpreting the intent of specific guidelines.

The related policy statements represents an interpretation of how the principles should be applied and are drawn from the fields of conservation biology, landscape architecture and architecture. By clarifying the regulator's intents, these will facilitate the planning of redevelopment of OCAs and hostels, and increase the openness, fairness and effectiveness of the approval process for redevelopment.

2.1 ECOLOGICAL INTEGRITY

Principles

- The ecological integrity of the national parks will be protected.
- Decisions about redevelopment will be based on the best scientific knowledge and "err on the side of caution".
- Decision-making will consider cumulative impacts at the site, landscape and regional scales.
- OCAs and hostels will operate in an environmentally responsible manner.

Related Policy Statements

- Strict limits to growth will be established and enforced.
- Parks Canada will protect environmentally sensitive areas on the existing leaseholds by identifying land that is not appropriate for development.
- Proponents of redevelopment must demonstrate that their projects will result in no net environmental degradation of natural resources within and around the facility.
- Special measures will be taken to avoid degradation of headwaters, wetlands, rare ecosites and rare vegetation associations.
- Wide vegetated strips adjacent to all permanent and intermittent water bodies will be maintained and, where appropriate, reclaimed.
- Treed areas within the leaseholds will be managed to ensure sustainable forest cover.
- Disturbance management (fuel modification) by Parks Canada may be considered within the leaseholds.
- Special measures will be taken to avoid negative impact on the populations of regionally or nationally rare and threatened wildlife species.
- All redevelopment will maintain important wildlife habitat and opportunities for movement.
- Efforts will be taken to prevent wildlife habituation.
- Exotic and invasive plants will gradually be removed. Areas of non-native plants, with the exception of historically relevant, non-invasive species, will be reclaimed to those that occur naturally in the region. All new plantings shall use species that are native to the region.
- Redevelopment projects will be designed to minimize the degree of human modification of the natural environment.
- The footprint and site coverage of development will be minimized.
- Wherever possible, new development will be restricted to previously disturbed lands.
- Wherever possible, degraded landscapes will be rehabilitated.
- Contaminated sites will be identified and reclaimed.
- Existing and potential sources of pollution (including herbicides and pesticides) will be eliminated.
- Integrated pest management will be employed.
- Effluent discharge to receiving waters must be treated to the standards identified in the relevant Park Management Plans or other provincial or federal regulations (the higher standard shall prevail in the case of conflict).
- Wherever possible, sewage treatment should be on site or on adjacent areas covered by a license of occupation.
- Effective water and energy conservation measures will be pursued.
- Waste will be reduced, and wherever possible, reused and recycled.
- Baseline and periodic monitoring of environmental indicators will occur.
- If future information determines that a previous decision has led to a significant net negative environmental impact on the national parks, all efforts will be made to remedy the situation. This may require the removal of the development with appropriate compensation to the leaseholder.
- In order to reduce damage to the environment, changes in leasehold boundaries of existing OCAs/hostels may be considered in special circumstances. Such changes shall be made by mutual agreement.

2.2 POLICY AND LEGAL

Principles

- Development of OCAs and hostels shall respect the fundamental national park values as expressed in the National Parks Act, existing policies, and the Park Management Plans.
- All proposed redevelopment projects shall be evaluated according to the Canadian Environmental Assessment Act (CEAA).
- All applicable building, fire and safety codes will be followed.
- The granting of business licenses, leases, and licenses of occupation convey clear rights as well as unique responsibilities not normally encountered in the free enterprise economy outside the parks.
- Rights included in leases and licenses of occupation are legal and will be respected.

Related Policy Statements

- Preference will be given to projects where there is a net benefit to the parks.
- Proposed redevelopment of OCAs and hostels will support the main objectives and general direction presented in Park Management Plans.
- A net environmental or cultural gain shall be a primary objective for decision making affecting OCAs and hostels.
- Complete mitigation proposals need to accompany all redevelopment proposals. Bonds may be required by Parks Canada to ensure that proposed mitigation measures are fully implemented.
- Upon application for redevelopment or lease renewal, leases and licenses of occupation will be brought into conformance with the applicable current Parks Canada policies.

2.3 PROTECTION OF HISTORICAL AND CULTURAL RESOURCES

Principles

- The heritage value of important historic buildings and their settings will be identified and protected.
- Cultural landscapes will be protected.
- Archaeological sites and artifacts will be protected.

Related Policy Statements

- Redevelopment, alterations and additions will respect the elements that define the heritage character of individual sites.
- Parks Canada will encourage owners to protect, maintain and, where appropriate, enhance cultural resources that have special historical significance.
- Redevelopment proposals will identify measures to protect archaeological resources that may be negatively affected by development.

2.4 CHARACTER OF THE BUILT ENVIRONMENT

Principles

- Building design will ensure the primacy of the natural landscape.
- The natural aesthetic of the surrounding environment must dominate building placement, type, scale and choice of materials.
- Building form will reflect the Canadian mountain environment in its form, colour, texture, details and materials.
- OCAs and hostels will continue to be rustic, small-scale developments that provide a distinctly different alternative to town site accommodation.

Related Policy Statements

- Views to and from important natural and cultural features will be retained and/or enhanced.
- Site design for new buildings, additions, and landscape will ensure that the ecological and visual impact upon the surrounding environment is minimized.
- The small scale and character of OCAs will be protected by ensuring the primacy of the natural environment and by avoiding symmetrical designs.
- Where practical, the interior design of developments will reflect the national park setting and park themes.
- Aesthetic improvements to existing roadways, surface parking lots and outdoor spaces will be pursued.

2.5 SOCIAL AND ECONOMIC HEALTH

Principles

- The national parks belong to all Canadians. Accordingly, all Canadians have the right to a fair return from the private use of public lands and the right to expect that businesses will pay the full cost associated with their development and operation in the parks.
- A healthy economic climate in the parks, based on parks' heritage values, is necessary to allow appropriate businesses to evolve along aesthetically pleasing and environmentally responsible lines and to contribute to the broader economy.

Related Policy Statements

- All costs directly attributed to the development approval process should be born by the proponent.
- The development approval process will be open to public scrutiny and will provide operators with consistency, predictability, and the opportunity to earn a reasonable return on their investment.
- Approval of any new development proposal will require the operator to provide adequate staff housing and support services that reflect the remoteness of the operation's location.

2.6 APPROPRIATE VISITOR ACTIVITIES AND USE

Principles

- The national parks are dedicated to human uses that foster visitor appreciation and understanding of the nature, history, and culture of the parks.
- The range, intensity and location of visitor use will not be allowed to impair the ecological integrity of the national parks.

Related Policy Statements

- The park visitor should have a variety of overnight accommodation options and the OCAs and hostels should make a significant contribution to the range of choice.
- The primary role of OCAs will be to provide accommodation in a low-density development in a natural setting for the independent traveler.
- The primary role of outlying hostels will be to provide basic, low-cost, fixed roof accommodation in a natural setting for the independent traveler.
- Firm guest capacities will be established and controlled for all OCAs and hostels within a context of managing total park use including day-use and community accommodation.
- OCAs may also provide appropriate ancillary services for visitors, but these will not be attractions in themselves.
- Development proposals for OCAs and hostels will recognize the operator's responsibility for enhancing visitor understanding and appreciation of park values.
- The onus will be on the proponent to justify new uses in terms of benefit to the parks.
- Where it is deemed appropriate for OCAs to provide ancillary services, firm capacities for these services will be established and controlled.
- No new OCAs or hostels will be permitted with the exception of the Jasper townsite hostel.

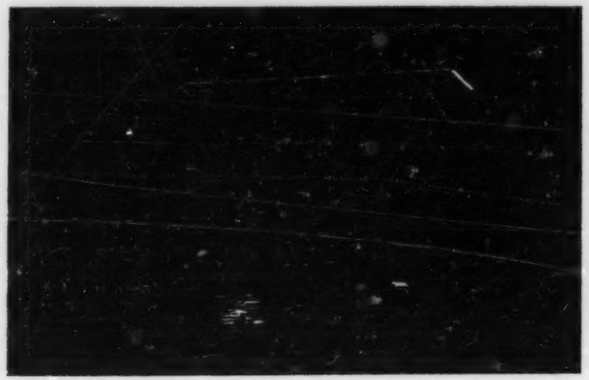
2.7 INVOLVEMENT, DECISION MAKING AND ACCOUNTABILITY

Principles

- Decisions will be made in an open, transparent, equitable, predictable and timely manner.
- Effective public consultation will be an important component of decision making and management of the national parks.
- Planning and decision-making will be proactive, adaptive and precautionary.
- Operators and Parks Canada will be held accountable for all decisions and actions that are made relating to development of OCAs and hostels in the national parks.

Related Policy Statements

- All development approval decisions should be made in accordance with the current guidelines and development approval process.
- Parks Canada will specify time lines for each stage of the approval process and monitor its own performance.
- All approvals will have a well-defined life span.
- The approval process will include a mechanism for public involvement at the stage when the question of a project's compliance with parks legislation and policies is reviewed.
- Parks Canada will coordinate and assist in the cumulative effects assessments for all OCA/hostel proposals with the cost being borne by the proponent.
- The guidelines including the approval process will be subject to regular, mandatory reviews.
- Parks Canada will work with operators to achieve better understanding of the planning and approval process.
- Where there is ambiguity between provincial and federal standards relating to the design of any development, the higher standards will apply.
- Parks Canada will appropriately and proactively monitor all development projects.



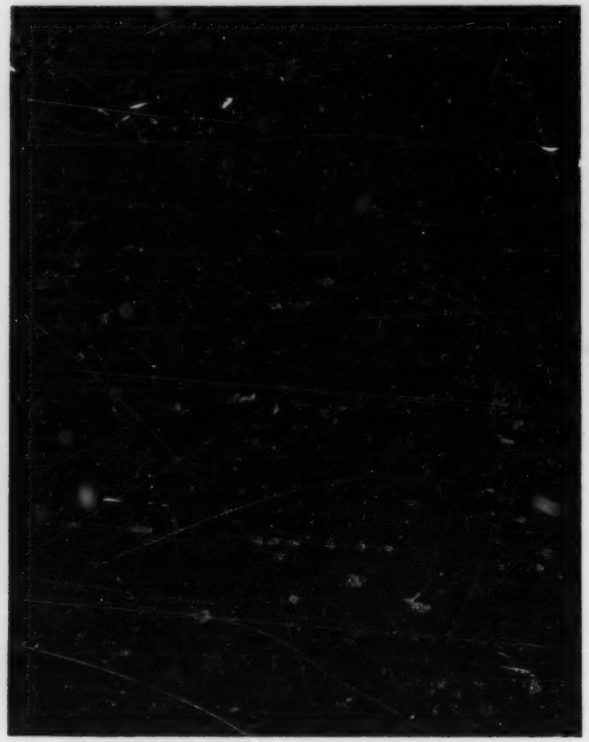
2.8 ACCESS FOR ALL CANADIANS

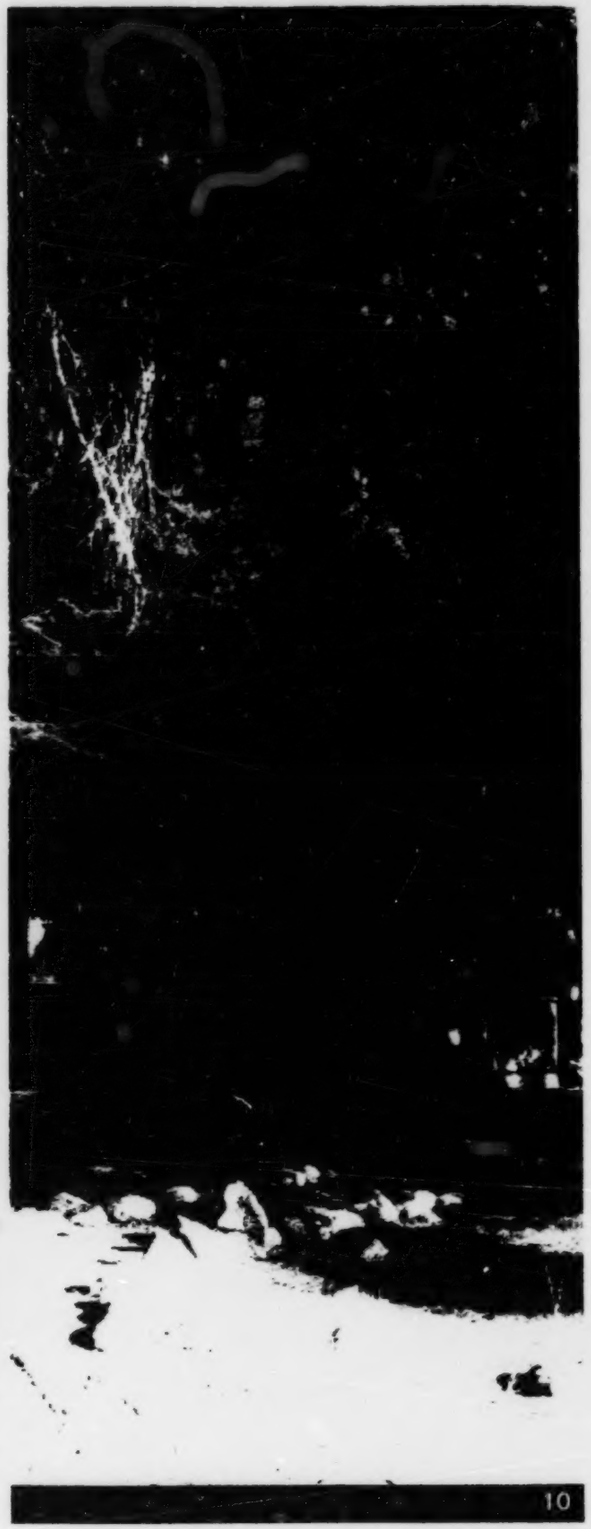
Principles

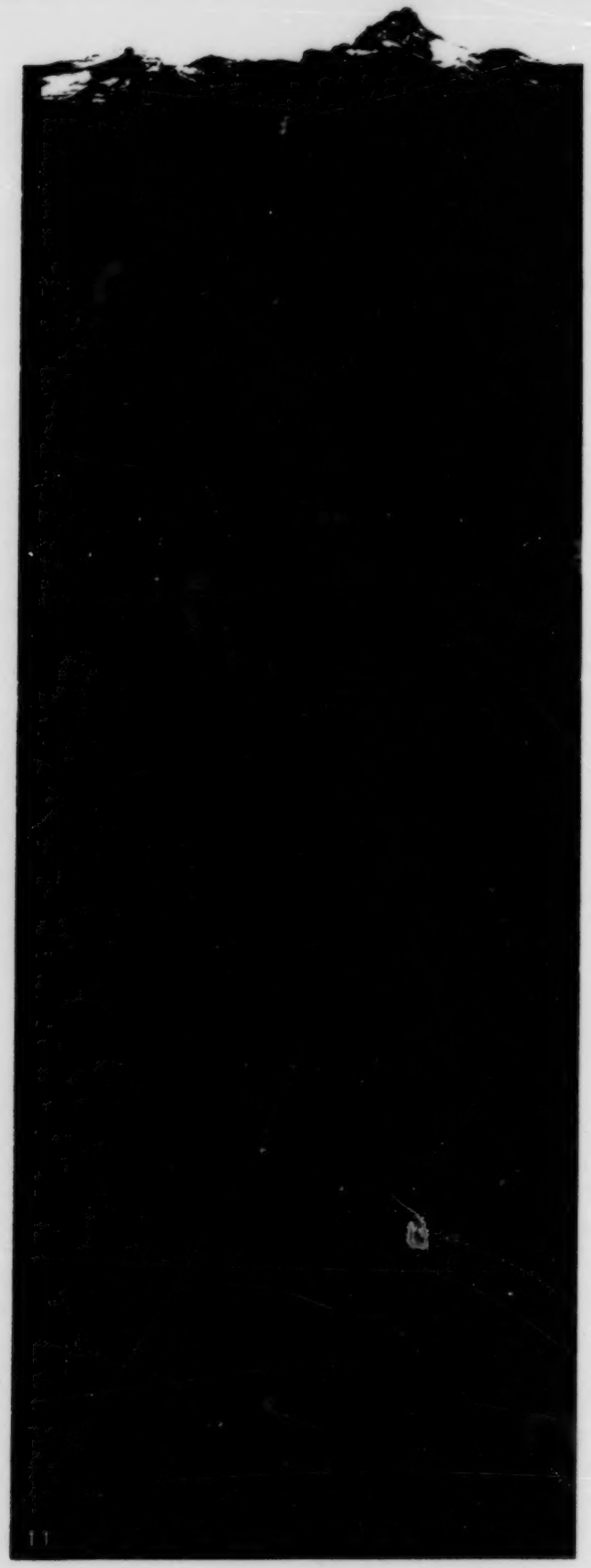
- National Parks in Canada are public possessions; they are "dedicated to the people of Canada for their benefit, education and enjoyment, subject to the National Parks Act and relevant regulations" (National Parks Act).
- Access for all Canadians now and in the future must be ensured.
- All citizens shall have a fair, reasonable, and equitable opportunity to participate in, and benefit from the range of appropriate activities and experience available in the Parks, regardless of economic, social, physical condition, or where they live.
- The National Parks are for all Canadians, whether they are able to visit the parks or not.

Related Policy Statements

- Ensure that facilities and services are designed to accommodate visitors of all ages and income levels: for example, maintain the existing composition and distribution of visitor accommodation types provided by OCAs and hostels.
- New and substantial redevelopment of buildings will ensure barrier free access wherever feasible.
- To foster access to the parks by visitors with limited income, the provision of hostel accommodation will be encouraged.







ENVIRONMENTAL CONSIDERATIONS AND LIMITS TO GROWTH

The Mountain Parks have been a focus for tourism in Alberta and British Columbia for over 100 years. In some instances, they see more human activity and have a higher level of development than unprotected lands outside the park boundaries. The number of visitors to the mountain parks is growing and, as a result, is having an increasingly negative effect on the environment (Banff-Bow Valley Study, 1996). While it is essential to look at each facility individually to determine the site specific ecological impacts, there is a growing recognition of the need to understand how local impacts are combined to cumulatively affect the park ecosystems over time. Therefore, multi-scale analysis is necessary to determine the appropriate levels of development. In addition, the special role that OCAs and hostels play within the National Parks and the regional tourism industry must be considered.

The following sections outline the basis for placing fixed and final limits to the growth of outlying commercial accommodation facilities. The levels of redevelopment have been determined from an analysis of the opportunities and constraints at individual sites. While recognizing the special experience the OCAs offer to their guests, consideration was given to the requirements of the regional landscapes in which the OCAs reside and, finally, the site specific recommendations were placed in the context of the total growth in OCAs in the mountain parks. Thus, the process was recursive and levels of development were adjusted with the recognition that local growth may have cumulative and negative effects on both the region and its constituent landscapes.

3.1 CUMULATIVE IMPACTS ON THE PARKS

The OCAs and outlying hostels contribute to the overall impact of human presence on the parks and, therefore, must be considered as part of a total human use strategy for the park system. Remote OCAs and outlying hostels may negatively impact the environment by spreading development rather than consolidating human use in the townsites. By increasing the number of people at OCAs and hostels, the potential exists for increasing the number of people that are being distributed in outlying and, in some cases, ecologically sensitive landscapes. However, the degree of impact is unclear and highly variable from place to place.

It is unknown exactly what impact relatively small facilities like most OCAs and hostels may be having on the landscape as a whole, and how this impact compares to the disturbance caused by the highways and roads along which they are situated. The assessment of the type and intensity of impacts that result from human use that results from outlying accommodation becomes increasingly complex when OCAs and hostels are located in extremely high day use areas, such as Moraine Lake, Bow Lake, Emerald Lake, the Columbia Icefields and Maligne Canyon. It is difficult, in these cases, to determine the relative impact of OCA developments versus that of high day visitation and roadway traffic. Nevertheless, OCAs have environmental impacts and opportunities exist to mitigate these impacts.

Increased visitor capacity at outlying facilities may have direct local impacts such as trampling of vegetation and erosion, wildlife habituation and human-wildlife conflict, as well as the obvious impact on the visual quality of an area. Since OCAs and hostels are accessible by vehicle and located along major roads, expansion to OCAs may also result in increased traffic along access roads which is associated with public safety and wildlife mortality impacts. In addition, activities at an OCA or outlying hostel may impact the environment through water contamination, the removal of wildlife habitat, the obstruction of wildlife movement corridors and increasing the need for wildfire suppression. While Parks Canada is now working to restore natural fire regimes in the parks, the presence of built facilities such as OCAs and hostels makes this more difficult to achieve and has resulted in the need to carry out substantial fuel modification programs surrounding facilities.

The mountain parks provide some of the last suitable protected habitat in southern Canada for far ranging, multi-landscape species such as wolves and grizzly bears. Some facilities are located in or very near corridors that provide important connections between habitat areas. The majority of OCAs that are currently affecting wildlife movement are located in passes that have been constricted by highways, railways, power and pipeline right of ways, campgrounds, trails, parking areas, day use or other commercial or park facilities. All these developments contribute to a reduction in the amount of secure habitat and decrease the effective width of corridors for wary carnivores. Noise and lighting associated with outlying facilities and related human use may also expand the extent of less effective habitat.

In the lower Bow and the Athabasca River Valleys in particular, the aversion of key predators, particularly wolves, to the presence of humans has resulted in large numbers of elk seeking refuge in townsites and nearby developments. The presence of highly palatable non-native vegetation has compounded this effect at some OCAs. Palatable vegetation and habituated elk, together with altered predator-prey relationships is resulting in injury causing elk-human interactions in and around the towns of Banff and Jasper. Elk herd sizes have increased and the ecological effects of over browsing are significant. Many vegetation communities that are important to regional biodiversity, notably aspen, willow and mixed-wood stands, have been affected.

In accordance with the requirements of the Canadian Environmental Assessment Act and National Park policy, all development proposals must be assessed in terms of the cumulative effects and not viewed in isolation of broader scale considerations. Although this includes OCAs and hostels, it is unrealistic to suggest that an operator of a small facility should be responsible for either the organization or the cost of conducting a cumulative effects assessment at the regional landscape scale. The responsibility of cumulative effects assessment should rest with Parks Canada. However, the proponents should expect to contribute their fair share of the cost of such assessments to ensure that any proposed development or redevelopment on their leasehold does not negatively impact the broader landscape. NOTE: Refer Section 7.3.1.

3.2 LANDSCAPES OF SIGNIFICANT INTEREST

Localized development must be considered in the context of the landscape in which it is sited as well as the entire mountain parks region. Landscape is used here as a heterogeneous area in which the pattern of the mosaic of local ecosystems or land uses is repeated in similar form throughout a kilometers wide area (Forman 1986). Landscapes often coincide with climactic, physiographic or ecological boundaries.

OCAs are found in several landscapes that are of significant interest due to their environmental and cultural importance. The potential importance of various landscapes to wildlife or biodiversity raises questions as to the level of human development that should be permitted to exist in these areas. Unfortunately, there is a great deal that is not understood about the functioning of these areas, particularly in terms of the significance of habitat connectivity and movement corridors through lower valleys and passes. Until sufficient scientific evidence can unambiguously determine the importance of these areas, neither the benefits nor the economic feasibility of removing affected developments can be determined.

Several landscapes of significant interest have been identified as requiring further study in terms of the cumulative effects of human development. They are discussed in this document as they tend to be areas where OCAs and hostels are clustered or distributed linearly. These landscapes have the potential to be negatively affected by increased development or change. In order to avoid or mitigate negative impacts, appropriate design or management responses will be needed.

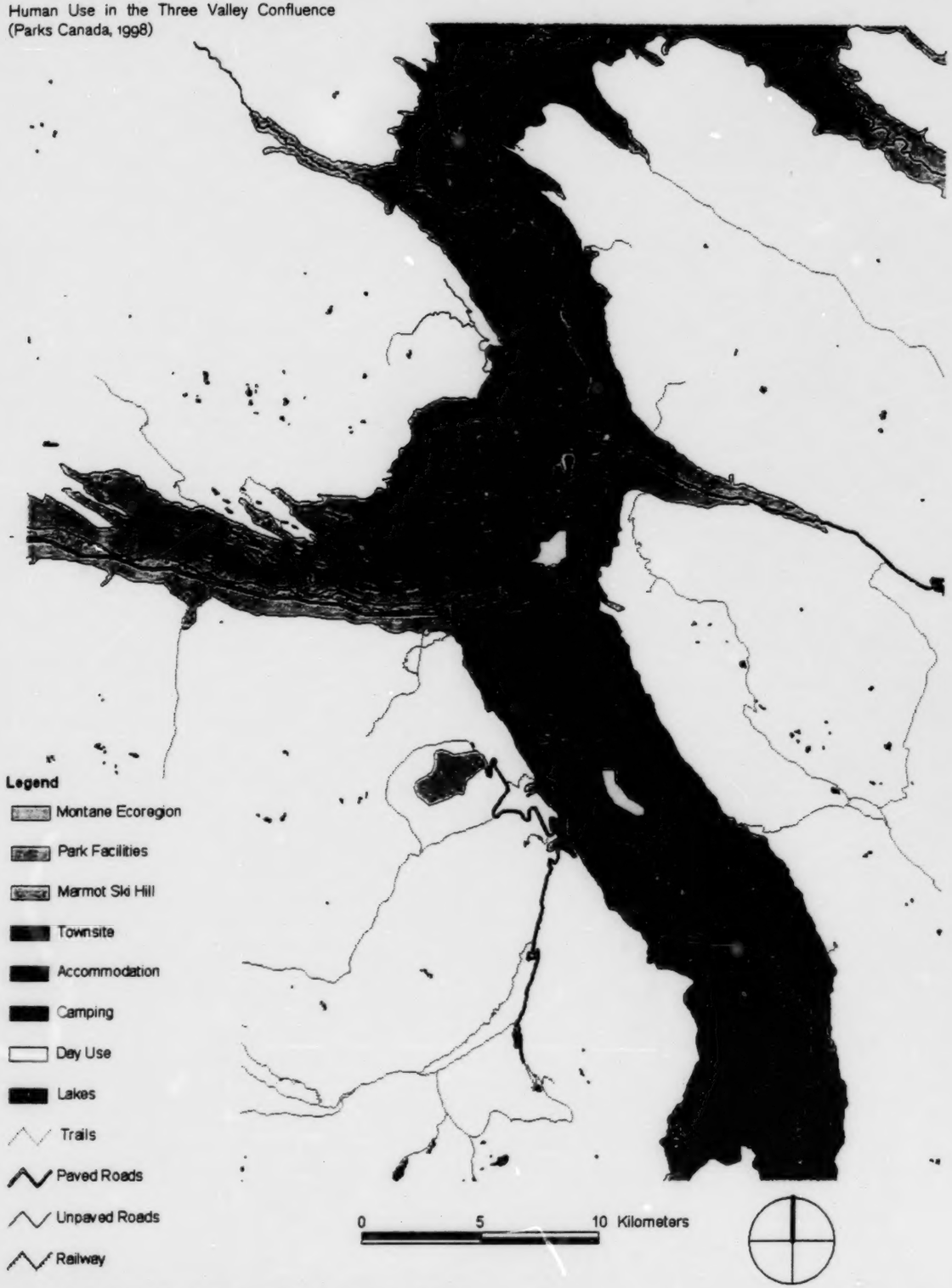
3.2.1 The Three Valley Confluence Montane Landscape of Jasper

The Three Valley Confluence refers to the area around the town of Jasper where the Miette, the Maligne and the Athabasca River valleys converge. Junctions of river valleys are recognized as strategic points in the landscape because they are characteristically "flux centres" where flows of wildlife species tend to be concentrated. The intersection of the major valleys and the connection with areas of important habitat both within and beyond the park, combined with the high levels of species diversity found in the montane vegetation of the area, makes the Three Valley Confluence greatly important to the functioning of the broader regional ecosystem.

While the Three Valley Confluence landscape is one of the most ecologically important areas in Jasper Park, it is also the most developed. The Yellowhead Highway, the Icefields Parkway and the CN Rail line pass through the area creating the major transportation corridor for the region. It is unquestionably the centre of visitor activity in Jasper National Park with the townsite as well as many OCAs located in this landscape. These include Pine Bungalows, Tekarra Lodge, Alpine Bungalows, Jasper House Bungalows, Becker's Bungalows, the 365 ha leasehold of the Jasper Park Lodge and, to a lesser extent, Pocahontas. The majority of the recent development in Jasper National Park has occurred in this area, and growing visitor use is expected to continue to be centered in the area.

The townsite, railway, highways and Jasper Park Lodge, as well as the OCAs have all contributed to the significant impact on wildlife movement and carnivore activity in the area. Efforts must be made to reduce habitat fragmentation and lessen the impact that development and human use have on wildlife movement. Removal of fencing, concentration of development, containment of human activities, and education of visitors

Human Use in the Three Valley Confluence
(Parks Canada, 1998)



are all required. This must be a coordinated effort throughout the landscape.

Although the area is considered to be an important animal wildlife corridor, there is little scientific evidence to determine where wildlife is moving and which areas are most critical for habitat protection. A comprehensive wildlife movement and habitat study is required in order to determine, in a quantitative and spatially explicit manner, the importance of specific areas of the Three Valley Confluence. The amount of economic investment in the area is enormous and suggestions for the partial removal or modification of development in the area must consider the actual environmental gains to be realized. Until this information becomes available, a degree of precaution should be applied and a prudent approach to both increased visitation and suggestions for removal of development should be applied.

The recommendations in these guidelines greatly reduce the development potential that was identified previously. However, simple numbers of visitors or area of gross floor area of development are not the only measure of impact. Development impacts must be assessed in light of the improvements that may be associated with redevelopment. In many cases, a modest increase in visitation to an OCA may be the incentive that is needed to bring about significant environmental improvements that would not have been possible without costly government intervention.

A modest amount of growth is proposed for OCAs within the Three Valley Confluence landscape that will result in overall improvements to the ecological integrity of the area if the proposed conditions of development are respected. While there are undoubtedly some impacts related to increased visitation, the proposed growth has many associated environmental benefits including:

- significant improvements to sewage treatment (including installation of tertiary treatment at most facilities)
- opening of an important wildlife corridor (removal of all fences surrounding the Jasper Park Lodge)
- major lease reductions
- restoration of native vegetation
- adoption of integrated pest management
- implementation of environmental management systems
- restoration of natural aquatic processes at Lake Beauvert

The proposed development will also contribute to the preservation of historical and cultural parks resources and the social well being of park residents through:

- adoption of heritage tourism programs
- protection and adaptive reuse of culturally important structures
- interpretation of the Pocahontas cultural landscape
- improvements to staff accommodation
- contribution to regional wildlife research
- closure of the Old Fort Road

The panel is of the opinion that these benefits outweigh the potential negative impacts of the proposed growth.

3.2.2 The Landscape of the Upper Bow at Num-Ti-Jah

The landscape in which the Num-Ti-Jah lodge sits is important from both a cultural and natural perspective. The site of the lodge in the upper subalpine/alpine ecotone is extremely sensitive. Shallow soils, short growing seasons, and difficulty of reclamation make the management of human use and reduction of associated trampling of vegetation very important. The vegetation on the site has been severely impacted and significant effort and expense will be required to restore it. High water tables and adjacency to the streams and lake make the current sewage treatment an issue of considerable concern. Considerable expense is required to meet adequate treatment standards for both lodge guests and the large numbers of day visitors to the site.

The cultural importance of both the original buildings as well as their superb setting cannot be overestimated. From an aesthetic and cultural point of view, these are among the most important buildings in the mountain parks and their continued protection must be assured. Restoration of these buildings will be extremely expensive and, failing the delivery of large government grants, considerable private investment will be needed. The amount of development proposed under these guidelines will greatly facilitate their restoration. However, conditions to development must be met to assure the following benefits:

- restoration of all buildings of significance on the site
- careful siting of new buildings to ensure protection of views both to and from the site
- installation of a tertiary sewage treatment plant
- restriction of all development to heavily disturbed sites
- reclamation of a large portion of the lease which is devoid of vegetation
- implementation of a heritage tourism strategy

3.2.3 The Lower Bow Valley Montane Landscape

The montane is the most biologically diverse of all the ecoregions in the mountain parks and is also the most limited in extent. It makes up only about 7% of Jasper National Park, less than 4% of Banff National Park, 30.5% of Kootenay National Park, and 18.6% of Yoho National Park. Many species occur only in this ecoregion and most wildlife species in the parks depend on it for food, movement corridors and other habitat. Wary species, such as wolves and grizzly bears, that commonly frequent the montane are known to avoid developed areas or areas with high levels of human use. Some of the most historically important large patches of habitat for these species are located in areas that today have the greatest concentrations of development. These include the lower Bow Valley where the movement of these wary carnivores is of particular concern. The amount of montane habitat that has been lost to development in the mountain parks is cause for concern.

Unrestricted growth in the Lower Bow Valley Montane Landscape would mean the continued loss of this valuable ecosystem and its critically important components. While it is unrealistic to suggest removal of all development in the area, efforts must be made to contain existing development and to restrict redevelopment to previously disturbed land. In areas of particular importance, OCAs, hostels and day use areas should be consolidated further through fencing and restricted access.

OCAs that are located in the Lower Bow Valley Montane Landscape include Baker Creek Chalets, Johnston's Canyon Bungalows and Castle Mountain Village. Proposed development at these sites is small with only 14 new guest units proposed. Required improvements at the developments include:

- landscape restoration
- emphasis on the pedestrian nature of the development
- continued provision of units accessible to the physically challenged
- heritage interpretation programs
- protection of individual units of historical importance as well as protection of the configuration of the original bungalow camp (Johnston's Canyon)
- improved lighting, signage and other site aesthetics

A greater amount of growth has been proposed for the Timberline Hotel, which requires complete redevelopment and is directly adjacent to the town of Banff. The benefits from the redevelopment of the Timberline are large and include:

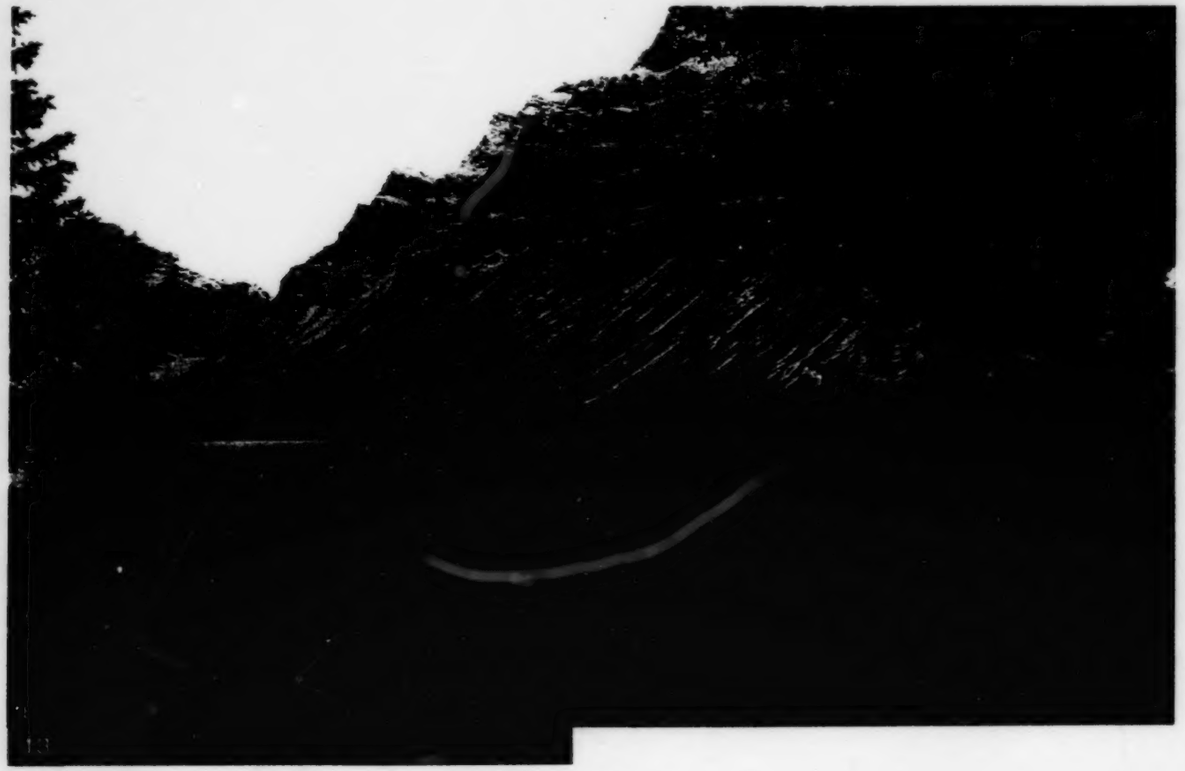
- significant reduction in lease size
- reduction in constriction of wildlife corridor
- removal of all outlying buildings
- development restricted to existing footprint
- location of all parking underground
- significant visual improvements from the Trans Canada Highway
- protection and contribution to research of archaeological resources

If carefully constructed following these guidelines, the proposed redevelopment will likely result in environmental improvements as well as improved visitor experience.

3.2.4 Sinclair Canyon

Sinclair Canyon is a narrow pass through the mountain range that separates the Kootenay River Valley and the Columbia River Valley, at the western edge of Kootenay National Park. The natural opening in the steep, rocky-walled canyon provides an important corridor for wildlife movement from one valley to the other. The drive along highway 93, which bisects the canyon, provides spectacular views of the geology of the area, as well as providing a dramatic entry/exit to the Columbia Valley.

Just prior to the western gates of the park, four OCAs and the Radium Hot Springs Pools create the most densely developed section of Kootenay National Park. All are located in a narrow pinch point, creating traffic congestion and negatively affecting the otherwise high visual quality of the area. Despite the development, many animals, particularly goats and sheep, continue to frequent the area, creating problems of wildlife habituation and road fatalities. With the exception of the pools, the existing development is constructed on the steep side of the canyon



causing problems of slumping and erosion that have been intensified by human use.

Sinclair Canyon is a landscape of significant importance that is negatively affected by the existing development and intensity of human use. A master plan for the area is required and must include measures for protecting wildlife and the ecological integrity of the area. If it is unambiguously determined that the pass is a critical area for habitat connectivity and wildlife movement, consideration should be given to a partial or total removal of existing development. The only additional development that has been proposed for this landscape is the construction of a single duplex unit, on an existing parking area, to replace a unit that was previously removed.

3.2.5 The Prince of Wales Hill

The Prince of Wales Hill is an important landscape because of the superb relationship between the natural setting and the historic Prince of Wales Hotel. The hill, which is a glacial moraine between Upper and Middle Waterton Lakes, is highly visible due its naturally low growing vegetation and the prominence of the bluff from the main access road, the lakes and the townsite of Waterton. The long duration views to the hotel, together with its location on the bluff, have combined with the spectacular setting to create what has become an international icon of Waterton Park. The building has remained relatively unchanged, alone on the hill for 70 years. This combination of fine architecture, splendid natural setting and historic stability is extremely rare in western Canada and worthy of continued protection.

Although it is clear that the Prince of Wales Hotel, which has been designated as a National Historic Site, requires protection, the hill itself and the relationship between the natural and built environments also need to be preserved. Any proposal for redevelopment must retain and enhance the cultural integrity and heritage value of the Prince of Wales Hill. It is difficult to envision any development on the hill itself, which would not seriously change the image of Waterton Park that so many Canadians share. The risk of compromising what has become a symbol of the International Peace Park is great while the benefits of redevelopment remain questionable. For this reason, no development is recommended for the main hotel or its surroundings on the hill. Adaptive reuse of the staff accommodation buildings below the main hotel may be considered.

3.3 REGIONAL AND LOCAL ECOLOGICAL STRESSORS OF COMMERCIAL ACCOMMODATION DEVELOPMENT

Parks Canada has identified a set of primary stressors that may threaten the ecological integrity of national parks. Stresses of human origin are of primary concern and include:

- toxins and pollutants
- habitat change
- direct impact on wildlife
- the introduction of exotic species

Parks Canada has identified that anthropogenic stressors may affect ecological integrity primarily because they may lead to:

- change to the genetic structure of wildlife populations
- reduction of a population
- increase in a population
- loss of native species
- change in community structure
- habitat fragmentation
- habitat loss
- change in water or soil chemistry
- modification of the physical environment
- change in water quality
- change in water levels

The document Ecosystem Stresses in Canada's National Parks: Guide and Questionnaire and the periodic State of the National Parks reports discuss in greater details the nature and extent of anthropogenic stresses recorded in national parks. It is important that OCAs and hostels, through either their day-to-day operations or as a result of a redevelopment, do not significantly increase the level of stress experienced by a park in general, or by a specific area of a park. The guidelines therefore have considered the potential impact from all of these stressors at each of the facilities.

Toxins and Pollutants
The guidelines provide direction for operators of facilities to:

- adopt an environmental management system to comprehensively address the potential for all operational activities to generate pollutants and toxins
- introduce tertiary sewage treatment facilities that meet much higher standards than currently exist in most parks
- utilize ecologically appropriate building materials

Habitat Change
The potential for habitat change through redevelopment activities at outlying facilities had been addressed by:

- requiring redevelopment to occur primarily on currently disturbed lands
- minimizing the footprint of buildings, roadways and parking areas and aggregating development wherever possible
- limiting human impact on vegetation through proper site design and reclamation of degraded areas

Direct Impact on Wildlife
Operators are required to ensure that impacts on wildlife are minimized by:

- education of guests to reduce harassment and habituation of wildlife both on and away from the facility
- proper garbage management
- reduction in the amount of non-native vegetation which is highly palatable to wildlife
- restriction of human use to those areas where impacts are within acceptable limits as established by Parks Canada
- efforts to reduce vehicular traffic related to the facility by such actions as the provision of shuttle buses and common staff vehicle, etc.

The Introduction of Exotic Species
Imported non native species will be controlled, reduced and eventually eliminated in all areas where they are not historically relevant. This will be accomplished by:

- utilizing the suggested planting palette of native species for all landscape reclamation and new redevelopment
- encouraging operators to convert existing exotic horticultural landscapes (non-native turf grasses, annual flower beds, etc.) to native plant material

The above general strategies will be utilized to ensure that development at outlying facilities results in a net environmental gain to the parks.

3.4 LIMITS TO GROWTH

Given the environmental considerations at the local, landscape and regional scales, it is apparent that limits need to be placed on future growth in National Park OCAs. In the past, this has been accomplished through capping the number of developed sites and by limiting Floor Area Ratio (FAR). FAR is the ratio of gross floor area of development (including all developed space on all floors) to the total area of the leasehold.

Under the 1988 OCA development guidelines, a maximum FAR of 0.20 was established which, combined with the readily granted "bonusing" for heritage or site values (allowing a maximum 0.24 FAR with bonusing), set an absolute upper limit to the density of development on any OCA leasehold. Unfortunately, quantifiable thresholds for the criteria of bonusing were not clearly identified leading many to assume that every site could go to the maximum FAR of 0.24. As shown in Tables 4 and 6, limits to growth based on 0.24 FAR could have resulted in an approximate doubling of outlying development.

FAR is inadequate to measure and control development in outlying areas of National Parks because it does not consider environmental constraints or other site specific characteristics. As a result, two leaseholds of the same size and FAR may have greatly varying visual characteristics, apparent density, and potential environmental impact. The same amount of gross floor area may be configured in many different ways with the result that the extent or "footprint" of development as well as the character of the facility may be radically different from site to site.

For this reason, FAR has been abandoned as a mechanism to control growth in the present guidelines in favour of site specific recommendations that limit growth on the basis of three variables:

1) total number of guest units
2) total visitor capacity
3) total amount of commercial development in m^2

3.4.1 Limits to Future Growth

The following fixed and final limits to growth for OCAs and hostels are recommended. These have been prepared based upon consideration of the opportunities of the site, the likely impacts of additional growth at the local scale, as well as broader landscape and regional considerations.

Table 5 provides a summary of the potential growth allowed under these guidelines. Potential growth was not evenly distributed across facilities for two reasons. First, growth allocation has been directly related to the level of improvements to ecological integrity, cultural resource protection and the character of the built environment that redevelopment affords. Those facilities receiving the greatest amount of growth are those where exceptional benefits will be provided if the conditions for growth are met.

Second, under an even distribution of growth based on a percentage of existing units, the burden of imposing limits to growth falls most heavily on those operations that have not expanded in the past. In order to ensure that the operators who had developed far short of the previous maximum FAR did not bear a disproportionate share of the overall reduction in growth potential, a greater proportion of the proposed growth was allocated to those facilities that currently have an FAR of less than, or equal to, half of the maximum allowed under the 1988 guidelines.

Table 5 indicates that of the 19 OCAs where growth is allowed (other than the Jasper Park Lodge, the Prince of Wales and the hostels), the 12 that had an FAR of less than or equal to 0.12 received proportionately more of the overall growth. These low density facilities received 193 of the 273 units allocated to OCAs, while more densely developed facilities received less, both in actual numbers of units (80) as well as in proportion to the existing level of development.

In keeping with the need to provide accessibility to overnight accommodation across all income brackets, growth in numbers of guests at the hostels is higher than at the OCAs. The proposed increase in hostels guests is 43%. Almost all of this growth is associated with the new Jasper townsite hostel. There is only a net addition of 2 beds in the outlying areas due to the reduction of 35 beds at Whistler's International Hostel and the fact that most of the outlying hostels are already at build out.

Table 6 indicates, in detail, the existing levels of development as well as the growth potential for each facility. The increase in number of units throughout all the OCAs (including the Prince of Wales and Jasper Park Lodge) is 374 units representing a 19.6% increase. The increase in guest capacity is 883 or a 14.9% increase, while the increase in m^2 of commercial development is approximately 119, 700 m^2 or 22.8% increase. The proposed increases represent approximately one fifth of that which was allowed under the 1988 guidelines.

The figures for future limits to growth represent the potential maximum amount of growth on each site. They are not targets but rather an upper limit that may or may not be achieved. Since development plans of OCAs and hostels are subject to the requirements of the Canadian Environmental Assessment Act, the actual maximum growth permitted may be less than the upper limits identified in these Guidelines.

There are some inconsistencies between the FAR provided by Parks Canada and the value calculated from the total m^2 of commercial development and staff accommodation listed in Table 6. For this reason, recommendations for future growth are described in terms of total m^2 of commercial development, total number of units and total guest capacity. While the amount of current development on some sites is questionable and may only be confirmed by survey, the proposed future growth is fixed.

3.4.2 Rate of Growth

Due to the dispersed nature of the development and the relatively modest levels of growth that are proposed, the Panel suggests that restrictions on the rate of growth are unnecessary.

TABLE 4: SUMMARY OF CURRENT NUMBERS OF UNITS AND GUESTS

	# of Sites	Current Total # of Guest Units	Total # of Guests
All OCAs*	28	1374	4628
Jasper Park Lodge	1	446	1064
Prince of Wales	1	87	227
Hostels	10		352

*Excluding Jasper Park Lodge and the Prince of Wales

TABLE 5: SUMMARY OF POTENTIAL INCREASES RELATED TO CURRENT FAR

	# of Sites with New Units	Potential # of Additional Units	Potential % Increase in # of Units	% of total units allocated to OCAs	Potential Increase in # of Guests	Potential % Increase in # of Guests
Probable Growth under 1988 Guidelines (excl. large outlying hotels*)	21	1355	98.6%		4397	95.0%
Probable Growth under 1988 Guidelines (incl. large outlying hotels*)		1883	98.8%			95.9%
Potential Growth under 1999 Guidelines for OCAs with:						
Current FAR < .12 (< half the 1988 maximum)	12	193	41.9%	70.7%	508	33.5%
Current FAR > .12 (> half the 1988 maximum)	7	80	24.2%	29.3%	151	14.6%
All OCAs except Jasper Park Lodge and Prince of Wales	19	273	19.9%	100.0%	659	14.2%
Jasper Park Lodge	1	85	19.1%		190	17.9%
Prince of Wales	1	16	18.4%		42	18.4%
Hostels	10				152	43.2%

* large outlying hotels are the Jasper Park Lodge and the Prince of Wales Hotel

TABLE 6: SUMMARY OF EXISTING AND POTENTIAL DEVELOPMENT AT OUTLYING COMMERCIAL ACCOMMODATION

		Existing Conditions						Potential Development Under 1999 Guidelines							Potential Development Under 1988 Guidelines					
Park	FACILITY	Lease Size (ha)	Current FAR	Current # of Units	Current Guest Capacity	Current Commercial Development (m2) Approximate	Proposed Additional Units	% change in # of Units	Future Total # of Units	Proposed Additional Guest Capacity	% change in Guest Capacity	Future Total Guest Capacity	Proposed Additional Commercial Development (m2)	Future Total Commercial Development (m2)	% change in Commercial Development (m2)	Potential # of Additional Units Under 1988 Guidelines	Potential % Increase in # of Units Under 1988 Guidelines	Potential Increase in m2 Under 1988 Guidelines	Potential % Increase in m2 Under 1988 Guidelines	Potential Increase in # of Guests Under 1988 Guidelines	Potential % Increase in # of Guests Under 1988 Guidelines
BNP	Rocky Mountain Resorts	2.81	0.42	171	806	12081	0	0.0%	171	0	0.0%	806	0	12081	0.0%	0	0.0%	0	0.0%	0	0.0%
BNP	Timberline Inn	2.02	0.16	52	129	2915	33	63.5%	85	76	58.9%	205	4585	7500	157.3%	25	48.1%	1941	66.6%	62	48.1%
BNP	Johnston Canyon Resort	2.03	0.12	41	108	2555	4	9.8%	45	16	14.8%	124	293	2848	11.5%	42	101.7%	1921	75.2%	110	101.7%
BNP	Castle Mountain Village	1.50	0.15	19	82	1390	8	42.1%	27	24	29.3%	106	360	1750	25.9%	11	60.0%	1478	106.4%	49	60.0%
BNP	Storm Mountain Lodge	2.31	0.04	12	48	659	41	341.7%	53	67	139.6%	115	3602	4261	546.6%	61	507.6%	4702	713.5%	244	507.6%
BNP	Baker Creek Chalets	1.06	0.18	33	152	1562	2	6.1%	35	7	4.6%	159	225	1787	14.4%	11	31.9%	618	39.5%	48	31.9%
BNP	Moraine Lake Lodge	0.87	0.23	33	70	1858	0	0.0%	33	0	0.0%	70	0	1858	0.0%	2	6.7%	-346	0.0%	5	6.7%
BNP	Num-Ti-Jah Lodge	2.41	0.04	25	81	2522	22	88.0%	47	72	88.9%	153	1295	3817	51.3%	110	440.5%	3017	119.6%	357	440.5%
BNP	The Crossing	2.51	0.10	66	273	1483	20	30.3%	86	60	22.0%	333	800	2283	53.9%	92	140.0%	3507	236.5%	382	140.0%
	Subtotal	17.52		452	1749	27025	130	28.8%	582	322	18.4%	2071	11160	38185	41.3%	354	78.4%	16839	62.3%	1257	71.9%
KNP	Addison's Bungalows	0.65	0.22	30	128	842	0	0.0%	30	0	0.0%	128	0	842	0.0%	3	9.1%	711	84.4%	12	9.1%
KNP	Blakley's Bungalows	0.79	0.13	23	75	1026	0	0.0%	23	0	0.0%	75	0	1026	0.0%	19	84.6%	868	84.6%	63	84.6%
KNP	Mt. Farnham Bungalows	0.90	0.06	12	52	494	2	16.7%	14	8	15.4%	60	80	574	16.2%	40	336.4%	1662	336.5%	175	336.4%
KNP	Radium Hot Springs Lodge	0.68	0.47	66	240	3140	0	0.0%	66	0	0.0%	240	0	3140	0.0%	0	0.0%	0	0.0%	0	0.0%
KNP	Kootenay Park Lodge	1.98	0.05	10	22	973	16	160.0%	26	64	290.9%	86	845	1818	86.8%	36	361.5%	3610	371.0%	80	361.5%
	Subtotal	5.00	0.19	141	517	6475	18	12.8%	159	72	13.9%	589	925	7400	14.3%	99	70.0%	6851	105.8%	330	63.7%
YNP	Emerald Lake Lodge	3.39	0.15	85	270	5129	14	16.5%	99	35	13.0%	305	730	5859	14.2%	51	60.0%	438	8.5%	162	60.0%
YNP	Cathedral Mountain Chalets	0.81	0.13	21	90	765	10	47.6%	31	-10	-11.1%	80	305	1070	39.9%	17	79.1%	1032	134.9%	71	79.1%
YNP	West Louise (Wapta) Lodge	5.00	0.11	50	134	4730	40	80.0%	90	86	64.2%	220	105	4835	2.2%	59	118.2%	6434	136.0%	158	118.2%
	Subtotal	9.20	0.13	156	494	10624	64	41.0%	220	111	22.5%	605	1140	11764	10.7%	127	81.2%	7903	74.4%	392	79.3%
JNP	Alpine Village	4.50	0.04	41	101	1565	14	34.1%	55	35	34.7%	136	750	2315	47.9%	193	471.4%	9154	584.9%	476	471.4%
JNP	Becker's Bungalows	3.81	0.17	118	334	5586	0	0.0%	118	0	0.0%	334	0	5586	0.0%	48	40.9%	2655	47.5%	136	40.9%
JNP	Jasper House Bungalows	1.51	0.15	56	142	2337	9	16.1%	65	27	19.0%	169	350	2687	15.0%	36	64.3%	990	42.3%	91	64.3%
JNP	Pine Bungalows	4.09	0.11	80	240	4480	10	12.5%	90	20	8.3%	260	650	5130	14.5%	95	119.1%	5336	119.1%	286	119.1%
JNP	Patricia Lake Bungalows	2.44	0.05	37	146	1785	10	27.0%	47	27	18.5%	173	495	2280	27.7%	138	373.8%	3926	219.9%	546	373.8%
JNP	Pyramid Lake Resort	1.46	0.15	64	172	2602	4	6.3%	68	-8	-4.7%	164	345	2947	13.3%	37	57.5%	646	24.8%	99	57.5%
JNP	Tekarra Resort	4.90	0.05	52	180	1837	6	11.5%	58	21	11.7%	201	450	2287	24.5%	185	356.4%	9726	529.5%	642	356.4%
JNP	Pocahontas Bungalows	1.40	0.21	57	135	2430	0	0.0%	57	0	0.0%	135	0	2430	0.0%	9	15.9%	756	31.1%	21	15.9%
JNP	Sunwapta Falls Bungalows	0.92	0.25	53	160	1687	0	0.0%	53	0	0.0%	160	0	1687	0.0%	0	0.0%	0	0.0%	0	0.0%
JNP	Miette Hot Springs Bungalows	2.10	0.12	35	130	1700	8	22.9%	43	24	18.5%	154	415	2115	24.4%	33	93.5%	3062	180.1%	122	93.5%
JNP	Columbia Icefields Chalet	3.30	0.24	32	128	4180	0	0.0%	32	0	0.0%	128	0	4180	0.0%	0	0.0%	0	0.0%	0	0.0%
	Subtotal	30.42	0.14	625	1868	30189	61	9.8%	686	146	7.8%	2014	3455	33644	11.4%	775	124.0%	36250	120.1%	2419	129.5%
	OCA TOTAL	62.13	0.15	1374	4628	74313	273	19.9%	1647	651	14.1%	5279	16680	90993	22.4%	1355	98.6%	67843	91.3%	4397	95.0%
JNP	Jasper Park Lodge*	365.00		446	1064	15793	85	19.1%	531	190	17.9%	1254	5860	21653	37.1%	446	100.0%	31586	200.0%	1064	100.0%
WNP	Prince of Wales	5.62	0.12	87	227	7432	16	18.4%	103	42	18.5%	269	1701	9133	22.9%	83	95.1%	6056	81.5%	216	95.1%
	GRAND TOTALS	432.75		1907	5919	97538	374	19.6%	2281	883	14.9%	6802	24241	121779	24.9%	1883	98.8%	105485	108.1%	5677	95.9%

* Jasper Park Lodge figures for potential build out under old guidelines based upon 1996 JPL Planning Guidelines

GENERAL DESIGN REQUIREMENTS

The following general design guidelines are to be applied to all outlying commercial accommodation facilities, hostels and their associated structures. They are to be used in conjunction with the site-specific recommendations found in this document which detail suggested building layout and size for individual operations. The main purpose of these guidelines is to:

- Establish the framework of landscape and architectural design parameters for all OCA's.
- Indicate the criteria of evaluation by Parks Canada staff for development and redevelopment.

The recommendations made in this report do not replace the design consultant's responsibility of ensuring that all materials meet applicable codes and safety requirements and the design is appropriate for the intended purpose. The design professional and all other parties engaged in the construction of each project will be responsible for the quality, durability, workmanship, installation, and detailing. Where material recommendations are in conflict with particular codes or standards, the design professional shall consult with the appropriate planning and building code authority for necessary rulings.

These guidelines are not inclusive of all factors and conditions that may arise throughout various projects. Consultation with the appropriate departments of Parks Canada, professional consultants, and other authorities having jurisdiction is required.

4.1 LANDSCAPE ARCHITECTURE AND SITE PLANNING

The following recommendations outline the importance of careful site planning and the development of appropriate landscape architecture in the mountain parks. The scale and character of the natural landscape must be used to provide clues to the design of leasehold architecture and landscape. The process of design to develop appropriate responses to development and redevelopment on OCA and hostel leaseholds must begin with a careful analysis of the site, its natural surrounding and patterns of use. The following components of landscape design and site planning must be implemented on all sites.

- A visual (photographic) documentation of existing site conditions and architectural and landscape features of the site should be prepared, including historical criteria such as original structures, landscapes. and viewpoints.
- A real property report in digital format along with survey information should be prepared as part of a review and site analysis of existing conditions. The report should include at a minimum:
  - lease lines and licenses of occupation,
  - legal address and site area information,
  - location and footprints of all structures on site,
  - identification of the nature of use of each structure on the site,
  - location of utilities and infrastructure,
  - roadways and pathway systems,
  - parking for guests, staff, and services,
  - location and types of fencing,
  - major signage locations,
  - major lighting locations,
  - location of trees, stands of trees, and natural and cultivated vegetation,
  - grades and contour lines,
  - summary of land use including existing gross areas of development,
  - site coverage, and proposed areas of development, and
  - any unusual site conditions not indicated above.
- Protect major views and vistas to and from the site, and ensure that these features are not lost through the placement of buildings and landscape construction.
- All new construction, additions, parking areas and new landscape (other than reclamation activities) should be restricted to currently disturbed or non-vegetated sites except where noted in the specific site recommendations. Any incursions into natural vegetation should be restrained with minimal damage.
- Buildings and structures shall be integrated into the natural landscape.
- An emphasis should be placed on the reduction of vehicular road widths and the increase of pedestrian scale circulation throughout the site.
- Consolidate surface parking areas to reduce or eliminate ad hoc parking on OCA and hostel sites.
- Reduce light pollution and glare through the removal of obtrusive lighting and the installation of lighting hardware to provide sharp cut off and natural colour balance.
- Improve screening of infrastructure such as propane tanks, well heads and generator buildings.

4.1.1 Site Design General Principles

- Review climactic and natural light conditions. Ensure that placement of structures will not significantly reduce light levels to natural vegetation or tile fields used in septic systems.
- Evaluate existing wind conditions to account for snow accumulation and drift as well as for visitor comfort.
- Excessive slopes for parking, and pedestrian activity should be avoided.
- Review soil conditions as pertaining to new development and redevelopment. Assess soil conditions for drainage, suitability of structural support, stability and effect on surrounding ecosystems.
- The natural drainage patterns of the site must be maintained. Consideration must be taken to ensure that site drainage does not runoff into adjacent properties or directly into creeks and other water bodies. Drainage into septic fields is not permitted.
- Ensure that erosive drainage patterns along slopes and onto roadways are avoided.
- Natural drainage swales and retention areas should be used where possible.
- Evaluate existing water table levels throughout the year and the effects of development on water table conditions.
- Grade changes and terrain modification on property lines are not permitted. No drastic site changes in grade or construction will be permitted.
- Evaluate and document the locations of major natural vegetation and trees.
- Snow storage areas must be incorporated into site design of year round operations.
- Site design strategies should account for the protection of all existing landscape during the course of the OCA or hostel construction and operation.

- Site design must account for all service and auxiliary structures. Provide natural or approved man-made screening for these elements while providing sufficient service access.

- Evaluate existing pedestrian and vehicular circulation patterns. Determine where it is feasible to remove or reduce width of vehicular access roads to allow for pedestrian pathways.

4.1.2 Building Siting

- Ensure that redevelopment of existing and new buildings provide continuity of scale and mass with existing structures and landscape on the leasehold.

- Buildings should be designed as clusters of smaller masses, rather than as large structures to house multiple amenities. (Figure 1)

- Site buildings to present the least visible facade towards major roadways.

- Ensure that buildings do not have adverse effects on the site microclimate and create problems of excessive shadow, snowdrift, and changes in natural drainage patterns of the site.

- Buildings are not permitted within 30 meters of a water body, river or creek.

- Building siting must ensure the preservation of significant views to and from the site and must not have a detrimental impact on adjacent properties. Views must also be considered in the orientation and location of roads, pathways and other landscape features.

- No building or structure will be within 1.2 m of the leasehold boundary.

- No building or structure will be within 3 m of the leasehold boundary if it abuts another leasehold area.

- No building or structure or parking area will be within 20 m of the edge of pavement of a public highway.

- Distances between buildings should comply, at a minimum, with existing building codes.

4.1.3 Outdoor Spaces

- The provision of outdoor spaces is encouraged and should be integrated in the design of both staff and guest units.

- Outdoor spaces should be used to create visual and physical buffers between buildings to create a sense of scale to the overall leasehold. Spaces created from the careful placement of buildings to define outdoor areas should be encouraged. Buildings should be used to create space wherever possible rather than simply occupying it. (Figure 2)

- Outdoor spaces should provide opportunities for recreation and leisure but must not compromise the ecological or visual integrity of the setting. They must be consistent with the existing development and character of the site and must remain largely natural.

4.1.4 Vehicle Circulation

- Access roads, lane ways and ramps into sites shall be kept to a minimum without compromising requirements for emergency and service vehicles. Driver sight lines on major roads and intersections shall be preserved.

4.1.4.1 Parking

- All parking shall be constructed on currently disturbed lands wherever possible.

- Parking areas should be consolidated as much as possible to reduce the number of vehicles on the site and to decrease their visual impact.

- Parking use shall be clearly designated as "Guest Parking", "Parking for the Disabled", "Visitor Parking", "Staff Parking", "Loading Area Only", and "No Parking" on all leaseholds.

- Efforts shall be made to minimize staff parking requirements. Operators will not be required to construct staff parking areas beyond that which they feel is required.

- Parking lines should be clearly marked in white on parking lots that are surfaced with asphalt in order to utilize the site efficiently.

- Concrete parking curbs should be installed on gravel and asphalt parking areas to clearly define limits to parking. Alternate designs for parking demarcation should be submitted to the authorities having jurisdiction for approval.

- Abandoned vehicles and machinery shall not be permitted on leaseholds.

- RV's, motorhomes, campers or trailers shall not be occupied while parked on OCA or hostel sites. Such vehicles may only be parked on the site by guests staying in the fixed roof accommodation.

- Commercial vehicles exceeding 4,000 kg (unless for purposes of construction, servicing and loading) shall not be permitted to be parked or stored on leaseholds unless it is located in a well screened area and on hard landscape away from natural vegetation.

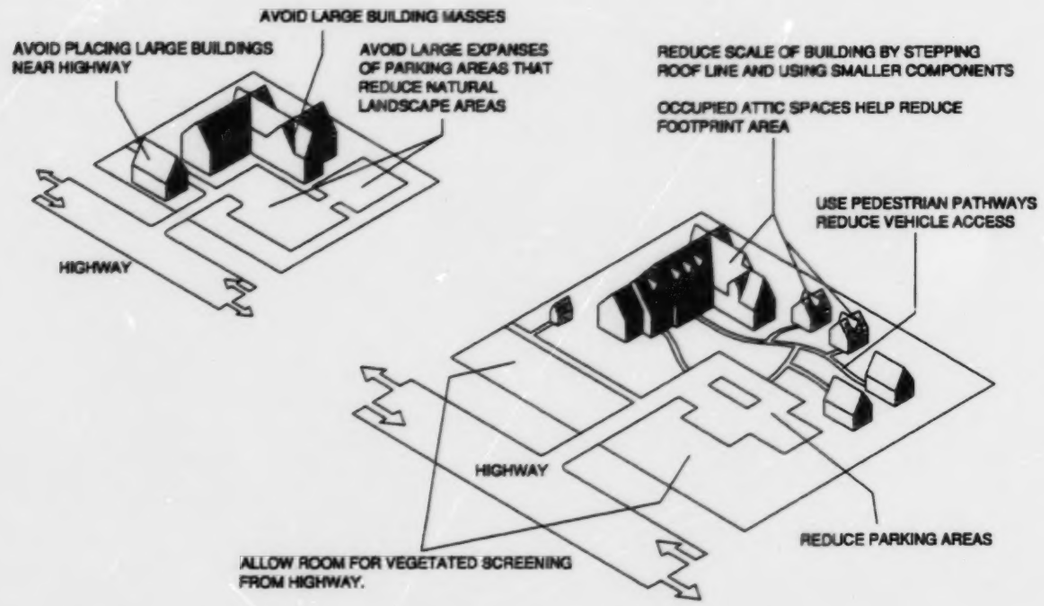

AVOID LARGE BUILDING MASSES
AVOID PLACING LARGE BUILDINGS NEAR HIGHWAY
AVOID LARGE EXPANSES OF PARKING AREAS THAT REDUCE NATURAL LANDSCAPE AREAS
HIGHWAY
REDUCE SCALE OF BUILDING BY STEPPING ROOF LINE AND USING SMALLER COMPONENTS
OCCUPIED ATTIC SPACES HELP REDUCE FOOTPRINT AREA
USE PEDESTRIAN PATHWAYS REDUCE VEHICLE ACCESS
HIGHWAY
REDUCE PARKING AREAS
ALLOW ROOM FOR VEGETATED SCREENING FROM HIGHWAY.

Figure 1. Building Siting

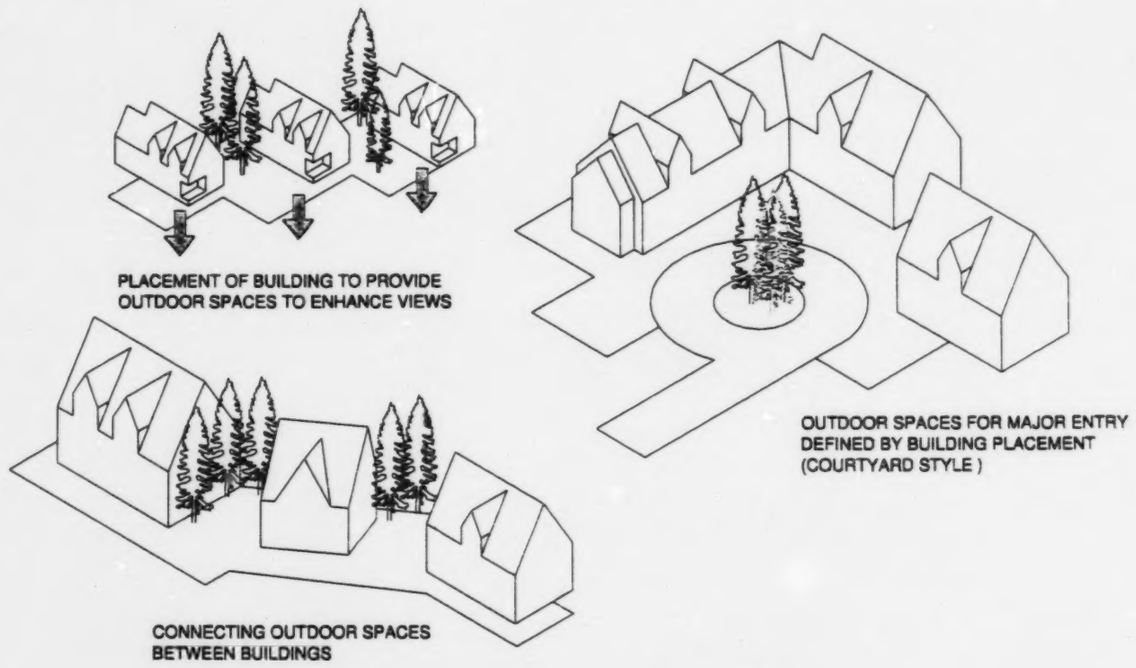

PLACEMENT OF BUILDING TO PROVIDE OUTDOOR SPACES TO ENHANCE VIEWS
OUTDOOR SPACES FOR MAJOR ENTRY DEFINED BY BUILDING PLACEMENT (COURTYARD STYLE)
CONNECTING OUTDOOR SPACES BETWEEN BUILDINGS

Figure 2. Appropriate design of outdoor spaces

- Boats for the purpose of leasehold operations may be stored on the leasehold but must be stored in an unobtrusive area not visible from the public highway or in view of major landscape views and vistas.

Minimum Parking Requirements

- **Lodge or Hotel**: 1 parking stall per commercial accommodation unit. Up to 30% of required parking stalls may be replaced by bus parking stalls at the rate of 15 stalls per bus parking stall at the discretion of Parks Canada.
- **Hostel**: 0.5 parking stall per bed. Up to 30% of required parking stalls may be replaced by bus parking stalls at the rate of 15 stalls per bus parking stall at the discretion of Parks Canada.
- **Guest Cabins/Cottages**: 1 parking stall per accommodation unit.
- **Eating or Drinking Establishments**: Parking requirements will depend on the nature of the establishment and will be determined at the discretion of the Parks Canada development officer. For establishments that service a significant proportion of day visitors in addition to overnight guests, the operator will be expected to provide 3.0 parking stalls per 100 m² of gross floor area on site, except where public parking is already provided near the facility. For establishments that service exclusively guests of the OCA, parking provided to meet accommodation requirements will be deemed sufficient.
- **Other Public Assembly Services**: For OCAs that provide services to day visitors, 1 parking stall per 50 m² of gross floor area will be provided on site to accommodate these facilities.
- **Barrier Free Parking**: A minimum of 2% of guest parking shall be barrier free. Parking shall be in accordance with the Provincial Safety Codes Act and shall be in effect at the time of development or redevelopment.

Parking Spaces and Aisles

- Parking stalls shall be a minimum 2.6 m in width and a minimum of 5.5 m in length.
- Parallel parking stalls shall be a minimum of 2.5 m in width and a minimum of 7 m in length and may be shortened to 5.5 m in length at open ends.
- Parking stalls provided for the handicapped shall be a minimum of 3.7 m wide and a minimum of 5.5 m in length. The parking surface shall be firm, slip resistant, and on a level surface not exceeding 3% slope in any direction. The stall (s) shall be located near an entrance that meets all disability accessibility standards outlined in the Building Codes and Acts. The stall(s) shall be clearly marked with the international sign of disabled access and include signage indicating "Permit Required" or "Disabled Parking Only".
- Parking aisles shall be no less than 6.5 m wide for 90 degree parking; 5.5 m wide for 60 degree parking; and 3.6 m wide for 45 degree parking (if one way traffic).
- If parking is provided directly off an access road or lane, the aisle width may be reduced by the width of the lane but the entire parking stall must comply with the parking dimensions.
- Each bus-parking stall shall have a minimum width of 3.6 m and a minimum length of 12.2 m and a minimum vertical clearance of 4.6 m.
- Parking areas must be screened with a combination of trees, vegetation, masonry, wood and berming to minimize the visual impact of cars and buses.
- All dividing curbs and bullnoses defining parking rows shall be designed as planters and shall not be less than 0.9 m in width from inside edge of curb to curb.
- Parking stall runs must not exceed 15 cars on both sides without a minimum of one stall width for planting. (Figure 3)
- Attention must be paid to edge detailing of access roads, and parking lots.
- Entrances to underground parking should not be visible from main roads and should be heavily landscaped without compromising driver vision of oncoming traffic. (Figure 4)

4.1.5 Pedestrian Circulation

- Emphasis on pedestrian circulation should be a part of overall site design.
- Vehicle access and pedestrian access must have compatible designs and materials.
- Pedestrians must be given priority at OCAs and hostels. All architectural elements, signage and lighting must be designed to reflect the pedestrian scale for the site.
- Pedestrian circulation must take off-site attractions, such as scenic views and trails, into consideration.
- Trail linkages to surrounding trails will be provided on the leasehold by the owner at the discretion of Parks Canada and subject to site specific recommendations.
- Attention must be paid to edge detailing of pedestrian walkways.
- Trail surfaces shall be of a natural material wherever possible. Use of asphalt and concrete shall be restricted to extremely high traffic areas.
- Every effort shall be made to ensure that barrier free access is available without significant regrading.

4.1.6 Barrier Free Access

- Barrier Free Requirements of the National and Provincial Building codes and all provincial and federal acts will apply.
- A minimum of 2% of guest accommodation units shall provide barrier free access.

4.1.7 Site Furnishings

- Site furnishings at OCAs and hostels, including outdoor seating areas, must have an intrinsic rustic quality and should appropriately reflect the nature of its setting.
- The use of wood and stone is encouraged.
- Garbage containers must be consistent with Parks Canada standards.

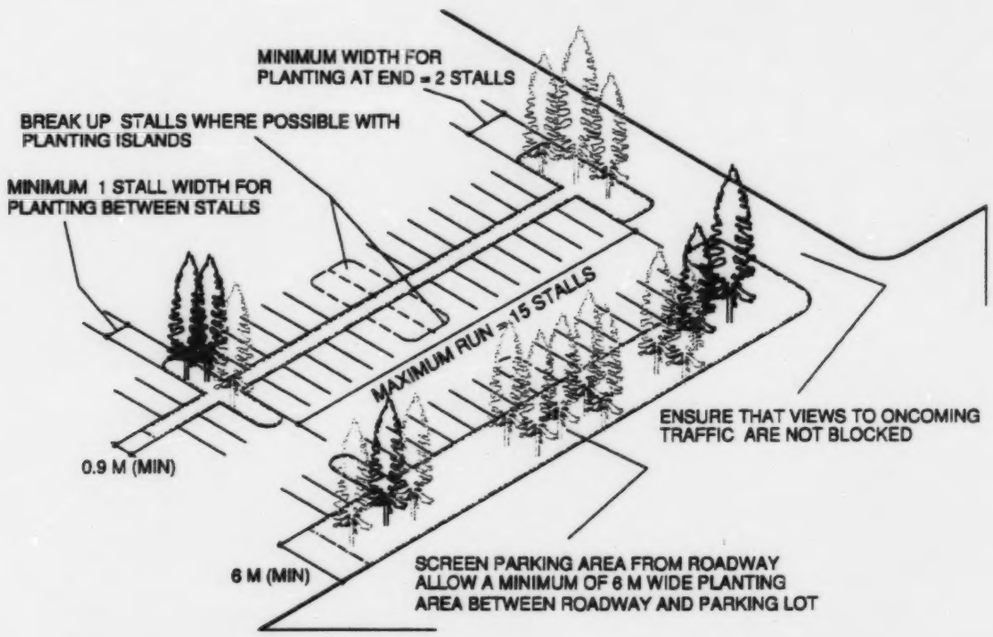

MINIMUM WIDTH FOR PLANTING AT END = 2 STALLS
BREAK UP STALLS WHERE POSSIBLE WITH PLANTING ISLANDS
MINIMUM 1 STALL WIDTH FOR PLANTING BETWEEN STALLS
MAXIMUM RUN = 15 STALLS
ENSURE THAT VIEWS TO ONCOMING TRAFFIC ARE NOT BLOCKED
0.9 M (MIN)
6 M (MIN)
SCREEN PARKING AREA FROM ROADWAY ALLOW A MINIMUM OF 6 M WIDE PLANTING AREA BETWEEN ROADWAY AND PARKING LOT

Figure 3. Parking lot design

Figure 4. Screening of parking areas

4.1.8 Signage

- All signage at OCAs and hostels, including informative and interpretive signage, must demonstrate consistency with the overall architectural and landscape style of the leasehold.
- Signage area must be no higher than 2.5 m and no wider than 1.8 m.
- A comprehensive signage plan should be encouraged to promote consistency and quality of signage.
- Signage must be unobtrusive and must contribute to the visitor experience through effective and informative graphics.
- Sign construction should use natural regional materials, such as wood and stone.
- Fluorescent signage and banners are not permitted.
- Signage shall be kept at pedestrian level. High mounted signs on pylons or posts or wall mounted signs that are discordant with the overall site and building will not be permitted.
- Freestanding signs must be mounted on a stone or wood base. Exposed concrete pile caps or slabs will not be permitted unless heavily screened with native vegetation.
- All signage shall be lit from the front with sharp cut off fixtures. No backlit signs will be permitted.
- The use of neon signs shall be restricted to internal signage only and shall not exceed 1 m^2 in area.
- Ensure that graphics and lettering for signs are in proportion with overall sign face. The use of flat lettering and graphics should be minimized. Letters and graphic symbols recessed or raised are encouraged.
- Conceal all conduits and mounting hardware unless treated as an architectural feature. Mounting hardware should be restricted to Matt Black or Dark Green metals.

4.1.9 Canopies and Awnings

- Commercial fabric canopies and awnings are not permitted.

4.1.10 Fencing, Free-Standing Walls and Retaining Walls

- All fencing shall be used in accordance with Parks Canada guidelines pertaining to wildlife movement and natural resources.
- Fences shall not exceed 1.2 m in height except for screening of garbage and service areas where the maximum height shall not exceed 2 m or where required for wildlife exclusion purposes.
- Ensure that all new fencing and walls shall be appropriately detailed to maintain the overall character of the site. Avoid extended runs of fencing or dramatic grade changes that may visually impact the site and views to the surrounding landscape.
- Construct new fences with natural materials such as wood and stone.
- The use of pre-manufactured materials for fencing such as chain link or stucco is not permitted.
- Fencing shall be minimized and used only when other measures are not practical. Retain and preserve all historic freestanding walls that are character defining elements to the site.
- The use of prefabricated concrete masonry retaining wall systems will not be permitted unless deemed necessary by a professional engineer and no viable alternative can be demonstrated.
- The use of gabion walls is not recommended.
- Timber treated with finishes not approved as ecologically sound (such as railroad ties) shall not be used for retaining walls or subsurface structure.
- Retaining walls attached to a building or in the landscape shall not exceed 1.2 meters in height and shall be stamped by a professional engineer if over 1 m.
- Recommended finishes for retaining walls:
  - sandblasted coloured concrete with detailed reveals,
  - exposed aggregate finishes with coloured concrete, or
  - natural stone veneer/monumental stone walls.
- The designer shall ensure that appropriate landscaping carefully screens service and loading docks, garbage areas, propane and fuel storage, and all other infrastructural buildings. Maximum height of screening shall not exceed 2 m. Utilize wood, stone, berming and landscaping for screening.

4.1.11 Plantings and Reclamation

- Native plant communities on and around OCA and hostel sites should be protected and preserved.
- The removal of trees and vegetation must be kept to a minimum. All remaining vegetation and trees must be protected throughout the construction phase. Roots that have been exposed during excavation shall be cut by a qualified arborist and all backfill and soil stockpiles shall be placed in an area that does not damage surrounding trees and vegetation.

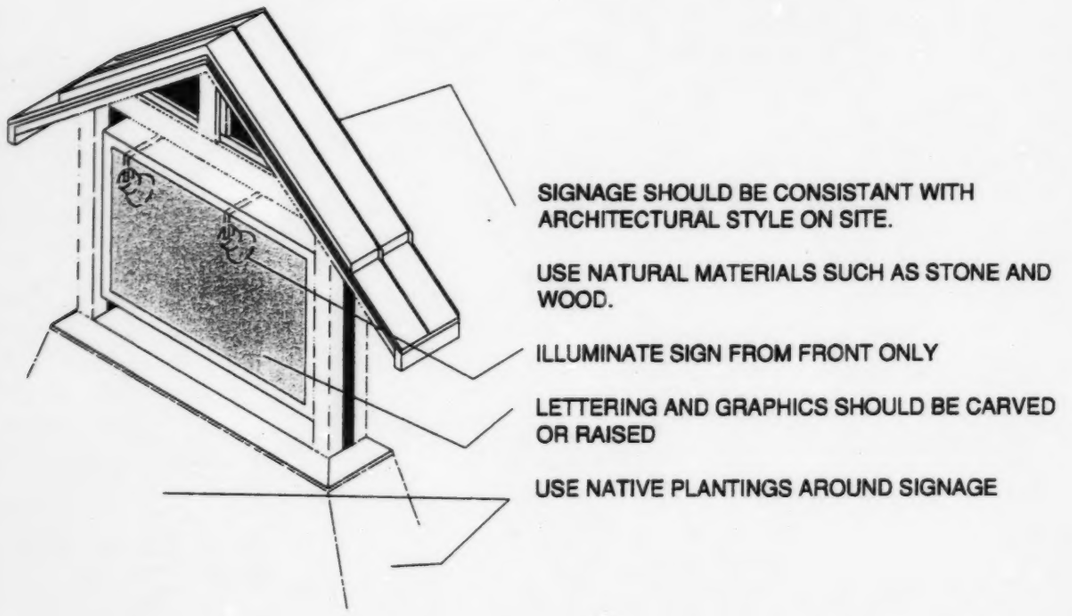

SIGNAGE SHOULD BE CONSISTANT WITH ARCHITECTURAL STYLE ON SITE.
USE NATURAL MATERIALS SUCH AS STONE AND WOOD.
ILLUMINATE SIGN FROM FRONT ONLY
LETTERING AND GRAPHICS SHOULD BE CARVED OR RAISED
USE NATIVE PLANTINGS AROUND SIGNAGE

Figure 5. Signage

Figure 6. Rustic Style

- All non-native species, with the exception of those that are historically important and non-invasive, must be replaced with native species. A suggested planting palette has been included in Appendix 1 and should be updated by Parks authorities. Species not on the approved list may be used only with written permission of Parks Canada.

- Native plant species must be used to landscape all new development. A planting palette for the national parks must be prepared by Parks Canada to be used as a reference by OCA and hostel operators.

- The use of chemicals (pesticides, herbicides, etc.) should be phased out and eventually eliminated. Techniques such as hand weeding, mowing and burning should be encouraged as alternative methods of pest control.

- An integrated pest management program must be in place if any herbicide use is considered.

- All plantings must consider fuel management and be consistent with the requirements of Parks Canada relating to fire management in the area.

4.1.12 Lighting

- Both architectural and site lighting must be carefully designed and selected to be integrative with the overall building and site design.

- Select fixtures with simple designs and ensure that the fixture is proportionate with the building if attached, and at a pedestrian scale if used along pathways, trails and roadways on the leasehold.

- Exterior lighting must be minimized as much as possible without compromising safety or code standards.

- Both building and site lighting shall be directed downward with full cut off characteristics. Light fixtures should therefore have adequate shielding to ensure that light cut off requirements are met.

- Caution should be used with shielded fixtures that use sag lenses. Ensure low glare if utilized.

- Fixtures should be selected to comply with colour palette recommendations or, in the case of attached fixtures, should match the overall colour scheme of the building. Selection of the light fixture should respect the overall mountain architectural style.

- Lighting used for emergency or continual access conditions should be shielded to provide sharp cut off. Where permitted by code, lights for emergency or service use should have proximity sensors to reduce constant lighting levels.

- The use of Low Pressure Sodium lights is not permitted.

- A detailed lighting plan for all operations is recommended.

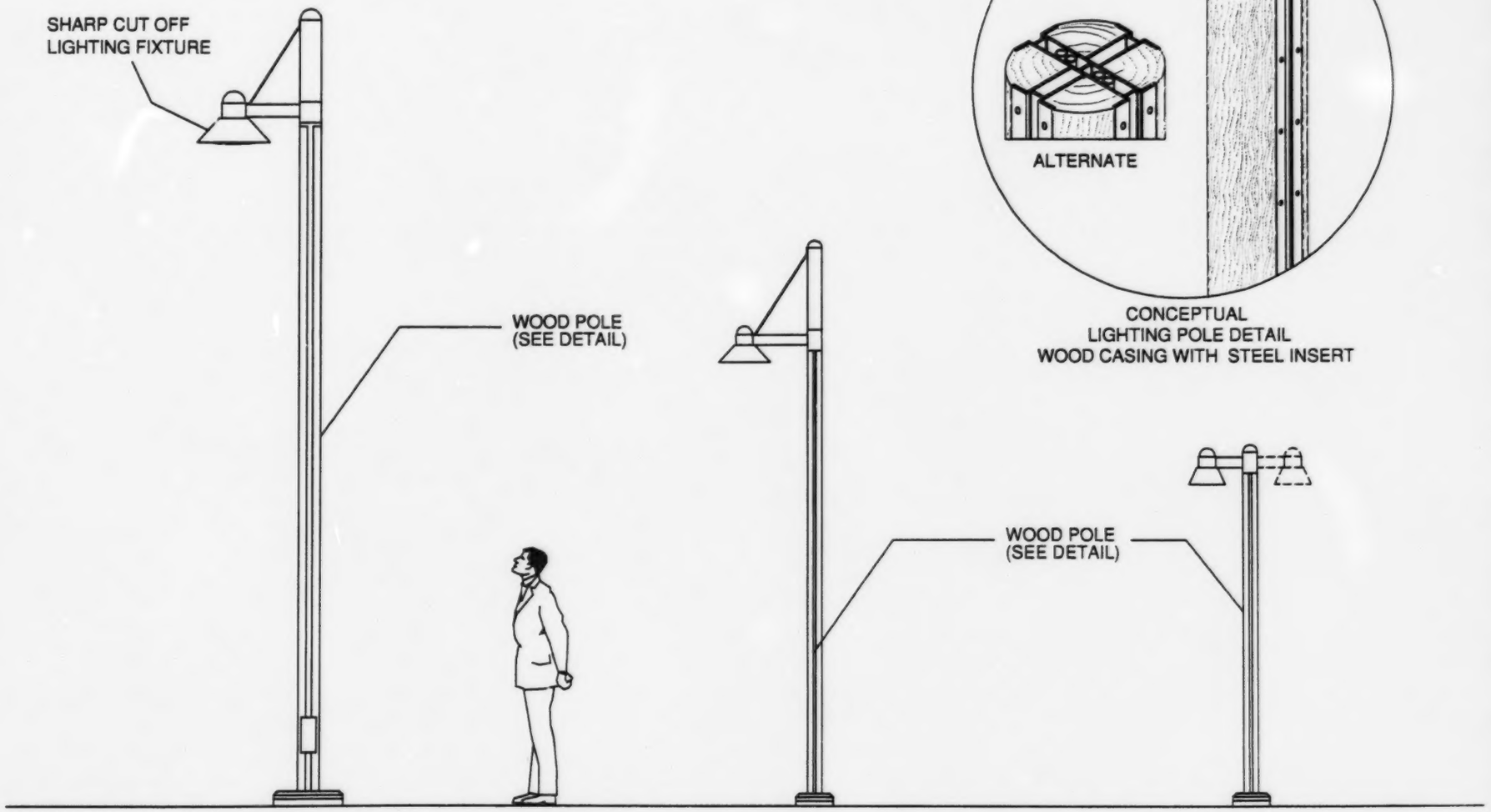


Figure 7. Lighting

4.2 ARCHITECTURE

The variation in form and style of the Outlying Commercial Accommodations contributes to their unique and attractive character. While general guidelines are required for all redevelopment proposals, the design requirements need to be, for the most part, site specific and sensitive to the requirements of individual locations and their landscape contexts.

New development should draw from the historical building precedents both on site and within the region. The rich building heritage of the Canadian Rocky Mountains which emphasizes craftsmanship, rustic natural materials and close integration with the grandeur of the place provides an appropriate built environmental context for new development.

While new architecture should be informed by elements from the past and attempt to express physically the link to cultural heritage of the park, it is critically important that OCA developments retain their authenticity. Architecture should not attempt to simply imitate historical styles but, rather, should be inspired by them to reinterpret the past in a modern manner. Architects should build in a timeless manner utilizing the ancient principles of commodity, firmness and delight rather than stylistic mannerisms that will quickly be outdated.

In most cases, the built environment should attempt to be unobtrusive and respectful of the natural context, stepping lightly both visually and ecologically. However, in a few locations, e.g. the Prince of Wales Hotel, the architecture is a landmark and stands in opposition to the natural landscape, giving strength to both the natural landscape and the hand of man. Such opportunities are exceedingly rare however, and with few exceptions, the preferred approach is subtlety, care and skillful interpretation. These are characteristics of a mountain architecture appropriate to the National Parks.

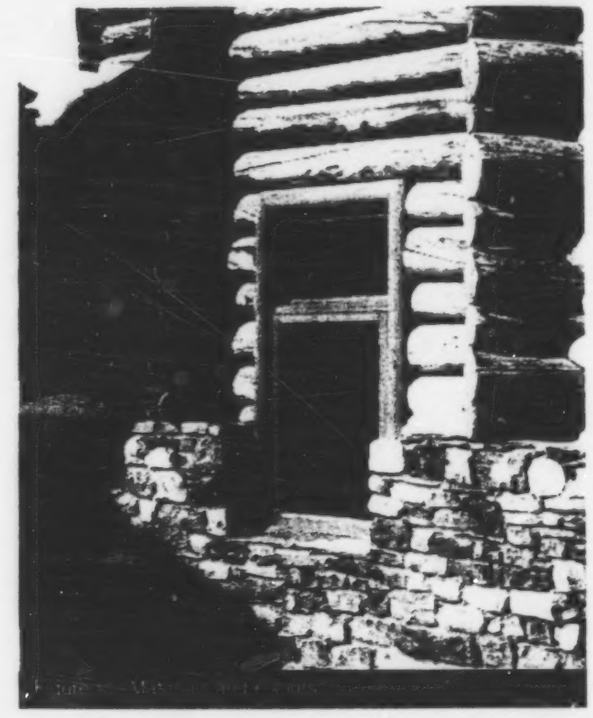
The character and form of mountain style architecture ranges from the stereotypical "Swiss Chalet" alpine architecture imported from Europe, to the development of North American "Rustic" styles (Figures 6, 8 and 9). In addition to these styles, the Mountain Parks saw the development of an industrial vernacular for mining towns. This architecture, although restricted to abandoned historic townsites, still provides a vital resource for the overall character of the Mountain architectural style.

Many OCA sites have the benefit of historical architectural precedence on their leaseholds which provides a diverse range of architectural elements to choose from. In this context, the original character of the mountain architectural style was the expression of three major principles:

- A pragmatic response to climate and landscape in the Canadian mountain park system.
- A functional response to the development of highways through the park system.
- To provide the means of appreciating the Canadian wilderness.

To this end, the mountain architectural style is comprised of the following design characteristics:

- The use of natural materials such as stone and wood, and colours from the surrounding landscape for construction. (Figure 10)
- The use of deep roof overhangs and recesses in walls, doors and windows to take advantage of the natural light and shadow that occurs throughout the mountain parks and to provide protection from snow and ice. (Figure 11)
- The use of simplified roof forms and building volumes. (Figure 12)
- The incorporation of architectural components such as porches, verandahs, dormers and single storey volumes to allow articulation to the building, a break down of scale, and as a practical means of transition to the landscape. (Figure 13)
- The expression of exposed structural elements such as columns, post and beam systems, brackets, trusses, and projecting rafters under roof soffits. (Figure 14)
- The definition of building elevations into bold bands of materials to provide scale. (Figure 15)



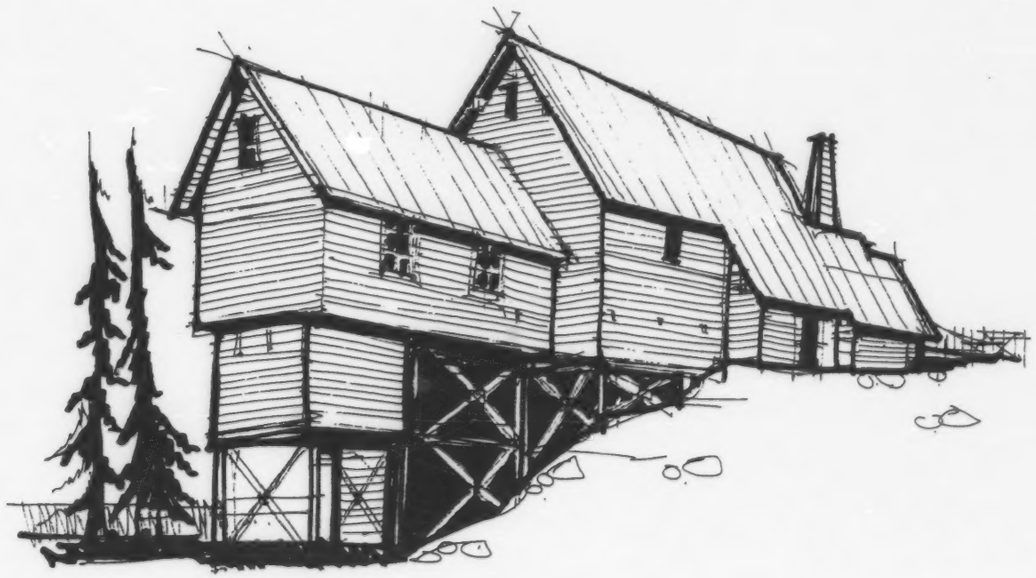
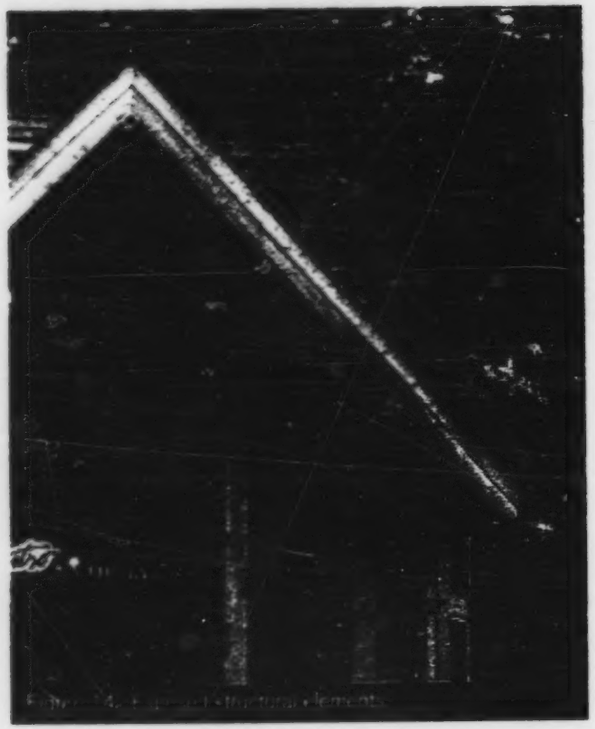


Figure 8. Mining vernacular

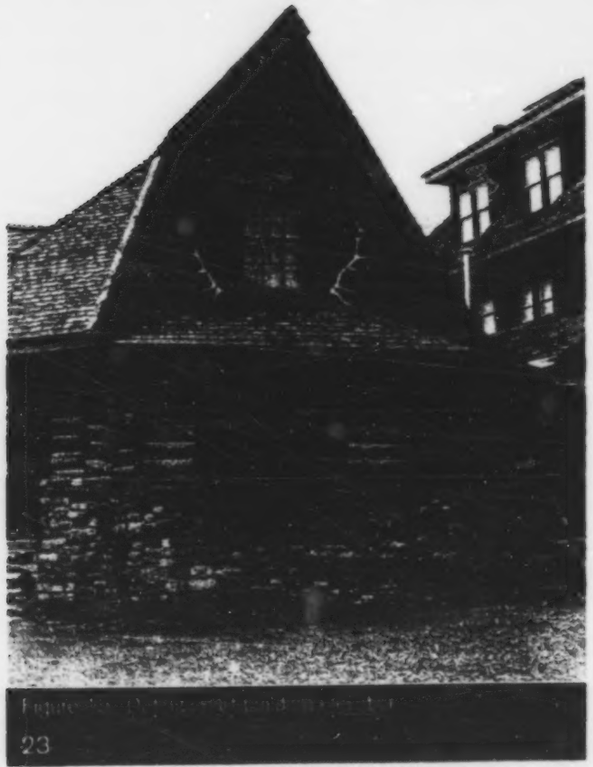
Figure 9. Swiss Chalet style

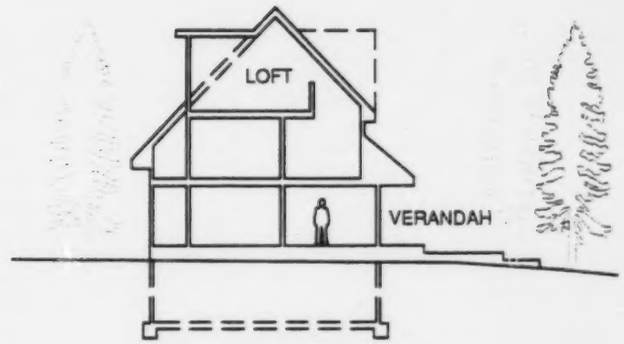


- The emphasis on small lodge and cabin clusters to retain much of the natural landscape. (Figure 16)
- The simple treatment of details around windows and doors, and restraint in architectural decoration. (Figure 17)

These guidelines support the continued evolution and preservation of the regional mountain architectural style in the Four Mountain Park system. They have been based on an assessment of the existing architectural and landscape characteristics, and a review of previous architectural motif guidelines that make up a diversity of building styles throughout the OCA's.

The design consultant is encouraged to be innovative in the interpretation of the styles outlined in this report. However, to protect and preserve the historical character of many of the OCA's and hostels, an emphasis should be placed on well-designed and detailed architecture that provides continuity as well as innovation.





SECTION: DESIGN PRINCIPLES

USE OCCUPIED ATTIC SPACES AND LOFTS TO ALLOW REDUCTION IN FOOTPRINT OF BUILDING ATTIC DORMERS PROVIDE SCALE TO LARGE ROOFS.

DESIGN CHIMNEY TO OVERALL SCALE OF BUILDING.

USE DECK OR PATIO SPACES TO PROVIDE DEFINITION OF SPACES BETWEEN BUILDINGS. DECKS WILL ALSO ENHANCE THE VISTA INTO THE LANDSCAPE BY DRAWING THE EYE TO A PROMINENT FEATURE

INTEGRATE ROOF VENTILATION INTO OVERALL DESIGN OF BUILDING WHERE PRACTICAL

STEP DOWN ROOF TO REDUCE IMPACT OF ROOF ON LARGER BUILDINGS

EXPOSED SOFFITS AND STRUCTURAL BRACKETS ARE TYPICAL FEATURES OF MOUNTAIN STYLE ARCHITECTURE

BRING ROOF LINE DOWN TO LOWER STOREY TO REDUCE LARGE EXPOSURES OF WALLS. AVOID ROOFS THAT APPEAR "STUCK ON" TO BUILDING VOLUME.

A STRONG BASE TO THE BUILDING (USUALLY MASONRY) HELPS GROUND THE BUILDING IN THE LANDSCAPE AND IS CONSISTANT WITH THE MOUNTAIN ARCHITECTURAL STYLE.

EXPOSED TRUSSES AND STRUCTURAL MEMBERS

CAREFUL DETAILING AND DESIGN FOR COLUMNS, GUARDS AND HANDRAILS

PROVIDE BARRIER FREE ACCESS TO BUILDING WHERE REQUIRED

VERANDAHS PROVIDE PRACTICAL ICE AND SNOW PROTECTION AS WELL AS A MEANS OF TRANSITION TO THE LANDSCAPE

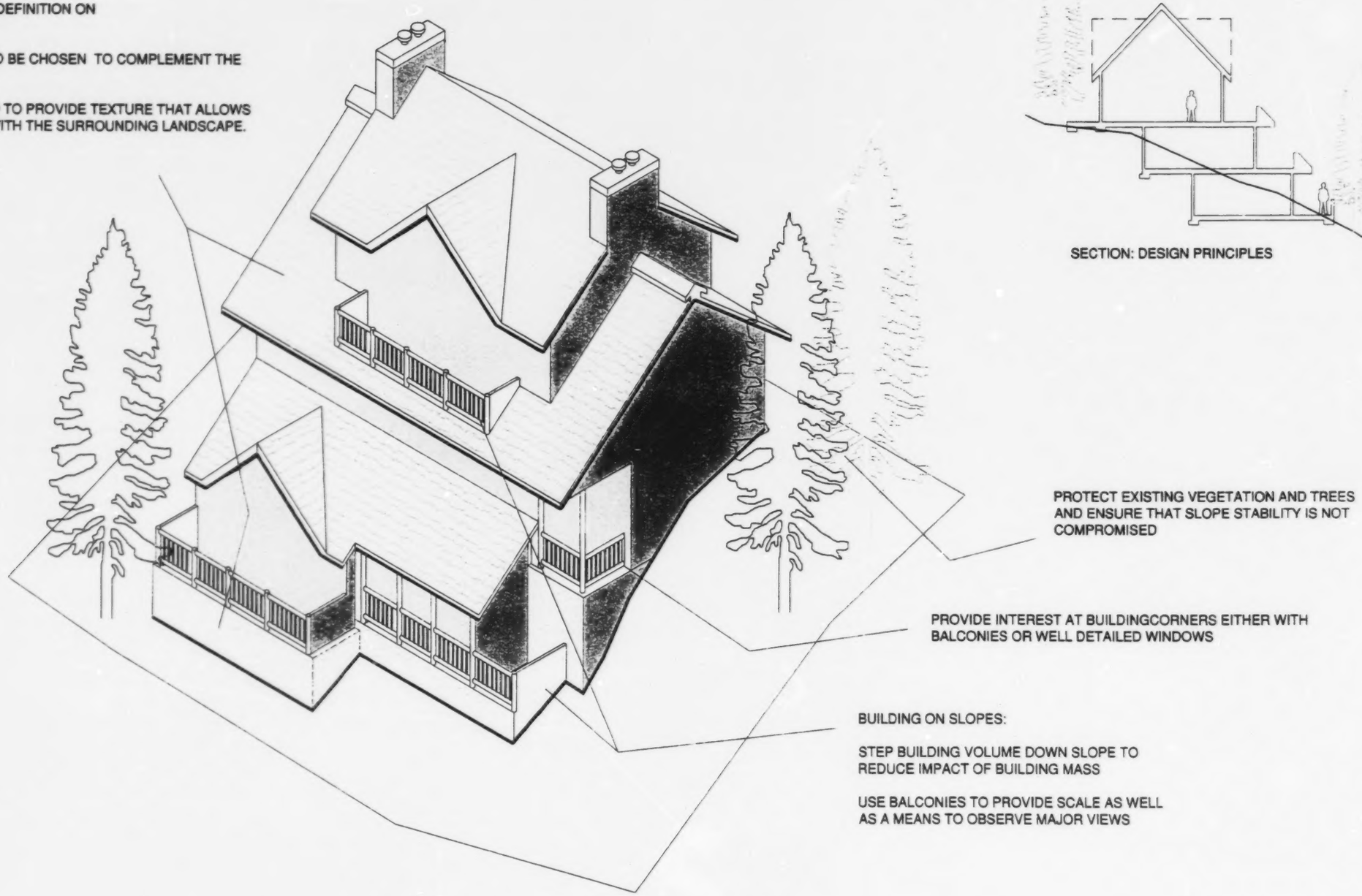
PORCHES CAN BE USED TO PROVIDE PROTECTION AT ENTRIES AS WELL AS PROVIDING DEFINITION AND SCALE TO THE DOORWAY

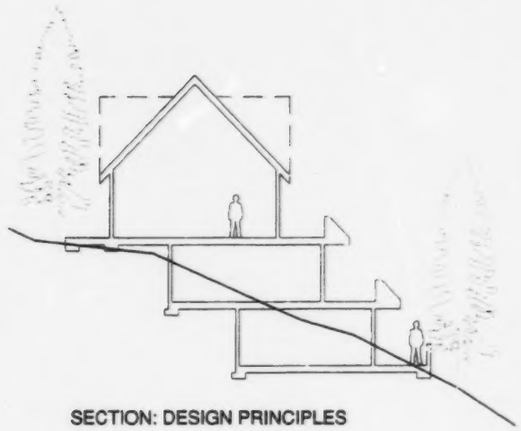
Figure 18. Major architectural components and massing

COMBINE MATERIALS TO CREATE DEFINITION ON BUILDING ELEVATIONS.

APPROPRIATE MATERIALS SHOULD BE CHOSEN TO COMPLEMENT THE SCALE OF THE BUILDING.

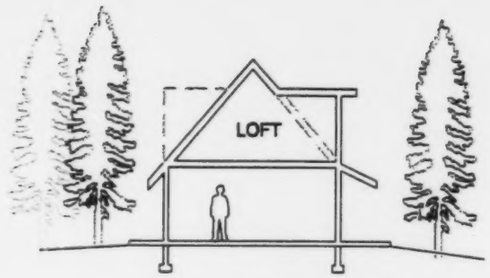
MATERIALS SHOULD BE SELECTED TO PROVIDE TEXTURE THAT ALLOWS THE BUILDING MASS TO BBLEND WITH THE SURROUNDING LANDSCAPE.


PROTECT EXISTING VEGETATION AND TREES AND ENSURE THAT SLOPE STABILITY IS NOT COMPROMISED
PROVIDE INTEREST AT BUILDINGCORNERS EITHER WITH BALCONIES OR WELL DETAILED WINDOWS
BUILDING ON SLOPES:
STEP BUILDING VOLUME DOWN SLOPE TO REDUCE IMPACT OF BUILDING MASS
USE BALCONIES TO PROVIDE SCALE AS WELL AS A MEANS TO OBSERVE MAJOR VIEWS



SECTION: DESIGN PRINCIPLES

Figure 19. Major architectural components and materials



SECTION: DESIGN PRINCIPLES

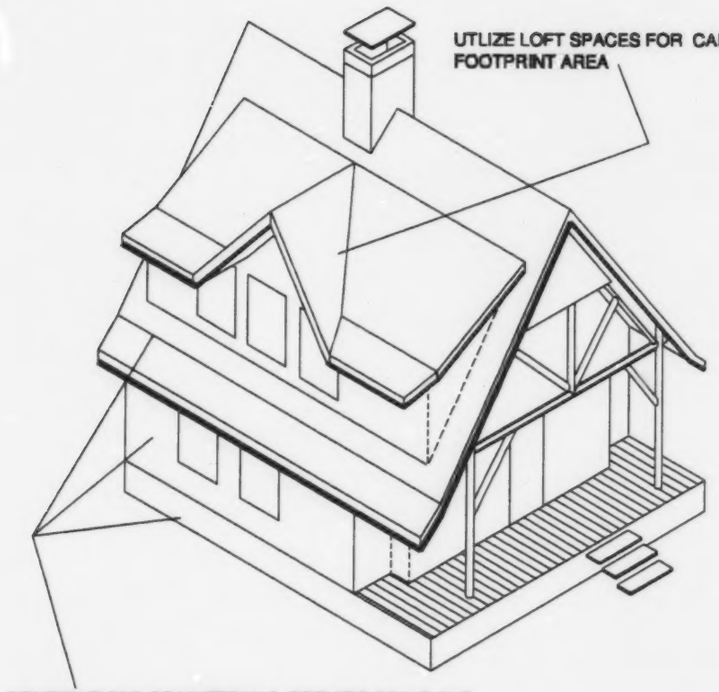

UTLIZE LOFT SPACES FOR CABINS TO REDUCE FOOTPRINT AREA
COMBINATIONS OF MATERIALS PROVIDE SCALE AND TEXTURE TO CABIN
AVOID REPETITION OF CABIN TYPES. PROVIDE DIVERSITY IN ROOF FORMS AND SHAPES OF BUILDINGS.
CREATE CONSISTANCY IN MATERIALS AND RELATE ARCHITECTURAL FEATURES TO OTHER BUILDINGS ON SITE

Figure 20. Major architectural components of cabin design

The following prerequisites that should be applied to all buildings proposed on OCA, hostel and other day use leaseholds in the Mountain Parks are:

- Demonstration of environmental sensitivity through appropriate building technologies and careful siting to reduce ecological impact.
- Provide a benefit to the existing leasehold and to the overall park system through the perpetuation of the character of the site.
- Enhance the experience of the natural landscape for all visitors.
- Respond to surrounding climatic conditions by providing functionality and durability through architectural programming and appropriate building materials.

The following principles apply to all building designs and architectural components and should be read in conjunction with the section Landscape Architecture and Site Planning Principles previously outlined in this document.

- Symmetrical urban designs must be avoided. Buildings should not be positioned in straight lines and must not be overly repetitive unless the existing site character or historical or precedent dictate otherwise, e.g. Pocahontas.
- Building footprints should be minimized.
- Building heights should be minimized through the use of occupied attic spaces.
- Historical precedents should be used to inform design details and style.
- Use appropriate materials and colours.
- Careful articulate facades and roof lines.
- Avoid architectural gimmickry and over detailing.
- Reduce building mass, scale and footprints into smaller integrated or clustered building volumes.

4.2.1 Massing

- Minimize building height as specified in site specific recommendations. Building heights should not exceed three storeys.
- The third storey shall be an occupied attic space only.
- Reduce footprint by utilizing attic space where possible.
- Stepdown roof line and articulate building form into smaller components. (Figures 19 and 20)
- Where several buildings are located in proximity to each other, observe building code regulations pertaining to minimum limiting distance.
- No wall plane shall exceed 12 m in length without a change in the plane of the wall. Articulation of the elevation provides a means to reduce the impact of massing and scale, particularly on large buildings.

4.2.2 Colours, Materials and Architectural Components

The following provides a comprehensive list of recommended building components and material finishes consistent with the aesthetic of the Mountain architectural style outlined above.

The guidelines and recommendations in this section should be read in conjunction with all previous sections of this chapter.

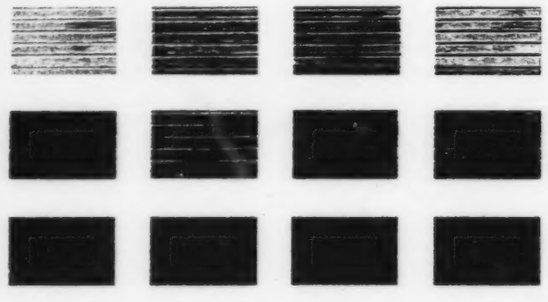
Material and component selection are based on aesthetic recommendations only. All technical and detailing requirements based on National and Provincial codes and acts remain the responsibility of the professional consultant and designer.

- Colour palettes
- Guidelines for massing and scale of buildings
- Recommended roof styles and roofing components
- Recommended exterior finishes
- Recommended door and window styles and finishes
- Porches, verandahs, decks, pergolas, and balconies
- Exterior stairs and ramps
- Exterior handrails and guards
- Exposed decorative or structural elements
- Architectural metals
- Architectural or related infrastructure
- Underground parking
- Garages, service and accessory structures

Colour Palettes

Colour can both enhance or detract from the natural setting. Colours used for man made structures in the national parks should both blend with nature and allow the setting to dominate. Exterior colours should compliment the natural palette of the the surrounding landscape and should never be incongruous colour schemes such as white, pink, or pastels. Acceptable color palettes are as follows:

Exterior wall surface colours
The primary colors of external surfaces of structures are limited to the earth tones of colors ranging from natural browns to dark greens. Recommended wall colours are:



Roof colours
Roofs must be left in the natural colors of the material or painted in a limited palette of green or brown. White and light colours are discouraged. Recommended roof colours are:

Trim colours
Trim colours should be used to accent architectural details, windows, and doors. Colors should follow the same colour palette of exterior wall surfaces but may be darker and brighter. Colours found in forest trees and foliage is acceptable for wood finishes and trim. White is not acceptable. Recommended trim colours are:

4.2.2.1 Recommended Roof Styles and Components

The designer should be aware of technical issues with ice and snow accumulation that will affect the performance of roof systems. Consideration should be given to the design of roofing that fulfills both safety and aesthetic issues.

- Where possible, step roof down to reduce scale to overall building mass.
- Occupied attic spaces are encouraged and should be utilized to mitigate the building volume and footprint.
- Sloping roofs shall generally have a moderate pitch of between 6 in 13 and 12 in 12 and be coordinated with the roofs of adjacent buildings.
- A combination of sloped roof and flat roof is acceptable if the sloped roof is the predominant form.

Roof Types
The following roof types are recommended for OCAs:

- Gable roof
- Hip roof
- Shed roof
- Hipped Gable roof

In combination with the recommended roof types, the following roof types may be used for dormers and cupolas only:

- Gable roof
- Hip roof
- Shed roof
- Gambrel roof

In the case of renovations to existing buildings that are recognized as historic structures, roofing styles and materials shall match existing. Match all soffit details where possible.

The following roof types are not recommended in OCAs:

- Gambrel roof and variations
- Mansard roof and variations
- Flat roof (The use of flat roofs shall be limited to a small area of the overall roofing type but cannot be the predominant roofing style.)

Recommended Materials:

- Coloured metal standing seam roof system (colour limited)
- Coloured metal batten seam roof system (colour limited)
- Copper roof systems
- Sawn wood shingles (with fire retardant treatment)
- Split wood shakes (with fire retardant treatment)
- Profiled asphalt shingles (colour limited)

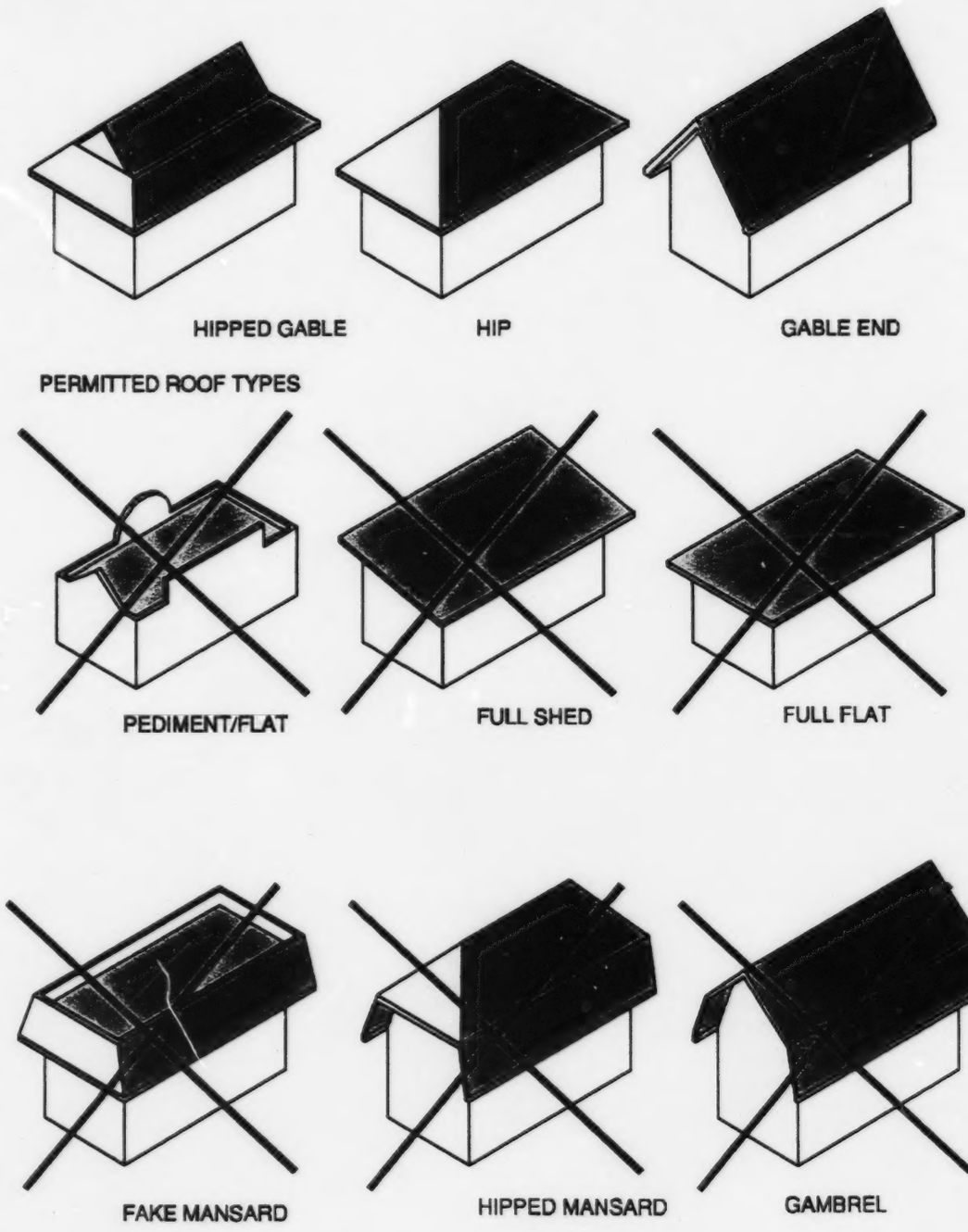


Figure 21. Roof Types

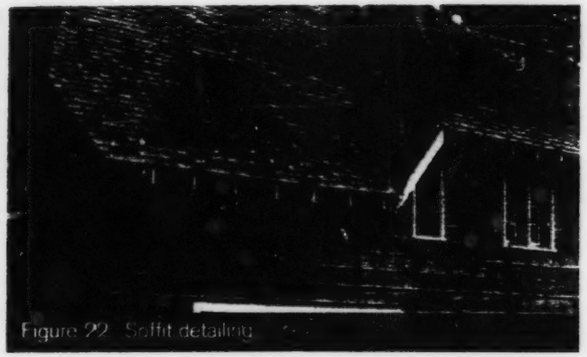
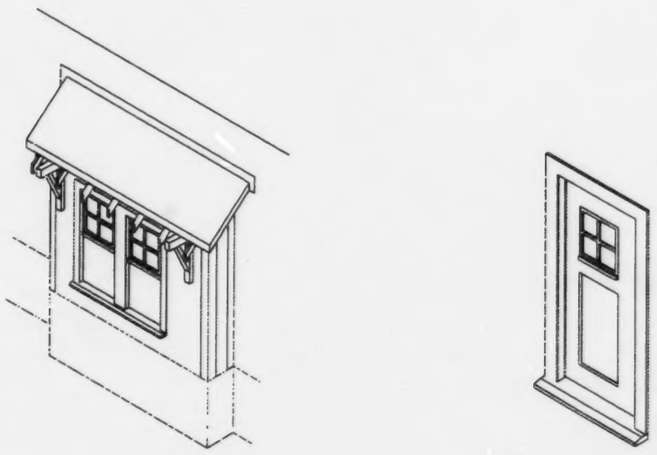


Figure 22. Soffit detailing

Figure 23. Ventilation dormer



WINDOWS AND DOORS ARE SIMPLY DETAILED. AVOID INAPPROPRIATE STYLES OF WINDOWS AND DOORS (SEE GUIDELINES)

BAY WINDOWS SHOULD BE USED TO ENHANCE SHADOW AND PROVIDE SCALE TO THE ELEVATIONS.

Figure 24. Windows and Doors

The following roofing materials are not permitted:

- Concrete or clay tile
- Built up roofing
- Prefabricated roofing systems
- Fabric structures

Metal Trim and Flashings
In all cases, roofing components such as flashing, fascias, soffits, roof vents, chimney and flue projections, snow guards, gutters and downspouts shall be coloured to match or complement the predominant roofing material.

Fascia trim details in wood or metal shall also match with overall colour scheme and should reflect the mountain architectural style by precedent or interpretive detailing.

The use of galvanized metals for flashing, vents, flues and trim is not recommended. Factory painting is recommended.

Soffit Detailing
The designer should be aware of the various styles of soffit detailing that is found in mountain park architecture.

The use of vented aluminum soffits is discouraged due to limitation in colour selection.

Eavestroughing
If eavestroughing and downspouts are employed, ensure that drainage away from buildings is mitigated in the overall drainage plan. Ensure that eavestroughing is matching or complimentary to the overall colour and material selection of the building.

Roof Ventilation Components
The use of ventilation dormers and cupolas and continuous ridge venting is encouraged due to its precedence in the mountain architectural style. Ensure that these roof ventilation devices are appropriately scaled to the overall roof volume and contribute to the visual quality of the roofline of the structure.

4.2.2.2 Recommended Exterior Finishes

The selection of finish materials should be carefully designed with attention to scale and texture. The mountain style offers a diversity of architectural expression that allows combinations of finishes to be used. The appropriate use of exterior materials and colours will contribute to the integration of the building in the landscape.

- Broad expanses of stucco will not be permitted. The use of a stucco exterior finish shall only be permitted in combination with other approved materials and shall not exceed 10 % of the total net area of the exterior wall. Recommended finishes for stucco shall be float or wet dash texture.

- Natural stone veneer should be appropriately scaled to the overall building both in size of stone, as well as type and size of joint used. The selection of the stone veneer should be matched to existing projects and/or use local stone color and texture.

- Large areas of exposed concrete walls of basements, underground parking structures and retaining walls shall be finished with natural stone veneer, sandblasting, or exposed aggregate. Parging of basement walls shall be allowed if the concrete is not exposed not more than 1 meter above finished grade.

- Approved exterior finishes may be used in combination with each other but must not exceed three types of material finish.

- Wood siding corners shall be either mitered or finished with corner boards appropriately scaled to the overall building. Pre-manufactured metal corners are not permitted.

- The use of prefabricated exterior moldings or extrusions will not be permitted.

- Exterior caulking materials shall match in colour to the adjacent materials.

Recommended Materials:

- Horizontal or vertical wood siding
- Board and batten wood siding
- Sawn wood shingles
- Split wood shakes
- Natural stone and man made stone appropriate to natural stone found on the site
- Log construction
- Stucco (limited use if precedent on site)

The following Materials are not permitted:

- Aluminum siding
- Materials simulating wood or stone textures
- Metal cladding
- Curtain wall systems
- Precast or tilt up concrete systems
- Asphalt shingles
- Brick masonry
- Split face or smooth face concrete masonry units (unless detailed with a finish material recommended above)
- Precast concrete products embedded with stone material
- Exterior plywood or hardboard products
- Exterior "outsulation" (prefinished products)

4.2.2.3 Recommended Window and Door Styles and Finishes

The design of windows and doors should reflect the simplicity of the mountain style. Windows are traditionally rectangular or square in shape with glass divided by full muntin bars. Window units can be combined to create banks of windows to provide definition to the building elevation. Doors should be designed simply and fit well into the overall ensemble of the window style.

Windows

- Window shapes should be limited to square or rectangular shaped units.

- The use of window bays is restricted to squared bays. The use of angular or bow bay windows is not in keeping with the Mountain style. (Figure 24)

- The window should be strongly defined with muntin bars that are not less than 25 mm or 1 inch in width. The use of exterior trim is consistent with the mountain style. Definition of the window frame should be done with wide trim to give depth and shadow to the façade. Typically, the window trim should be sized to match the width of exposed siding or predominant material.

Figure 25. Appropriate use of materials

- The use of irregular shaped windows, or window styles that are not in keeping with the overall mountain style aesthetic will not be permitted. Avoid the design of large expanses of glass, particularly in residential projects. This tends to be out of scale with the more intimate setting of the mountain style expression.

- If shutters are to be incorporated into the design, attention should be paid to detailing that is consistent with the overall expression of the building. Shutters shall be constructed of wood only.

- If skylights are to be used, the designer shall ensure that they are not discordant with the overall look of the building and not visually intrusive to the surrounding landscape and architecture.

- Skylights shall be low profile units that are fully integrated into the roof design of the building.

- The use of acrylic bubble or domed skylights will not be permitted.

- The use of large commercial skylight systems will not be permitted.

- The use of pre-manufactured conservatory style greenhouses or structures in either contemporary or historical styles is not permitted.

Recommended Window Types

- Fixed units
- Double or single hung units
- Casement units
- Awning units

Window types not recommended:

- Horizontal sliding units
- Hopper units
- Louver
- Exterior glass block walls and lights

Recommended Materials:

- Wood
- Metal clad
- Vinyl clad

- The use of reflective or excessively tinted glass for glazing is not permitted. Glass tints must be limited between the clear and light green spectrum. Bronze, blue and azure tints are not recommended.

- Aluminum sliding windows are not permitted.

- Commercial window systems may be used at the discretion of Parks Canada.

- Windows may be divided into smaller lights with real muntin bars. The use of applied muntin bars will be prohibited (utilize authentic wooden muntins only).

- The use of circular, semicircular, oval, elliptical, and triangular windows will not be allowed.

Exterior Doors

- Avoid the use of pre-manufactured door styles usually associated with suburban homes.

- Sash or panel doors with semicircular, oval, circular, elliptical or triangular lights are not permitted.

- Metal screen doors will not be permitted.

- The use of brass hardware or accessories is not recommended.

- The use of applied muntin bars to door windows is not permitted.

- Doors with simulated wood grain finish will not be permitted.

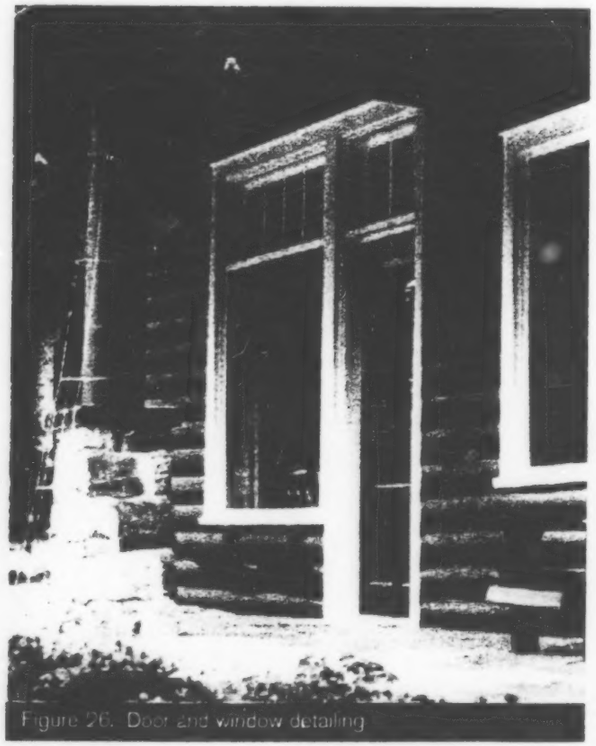


Figure 26. Door and window detailing

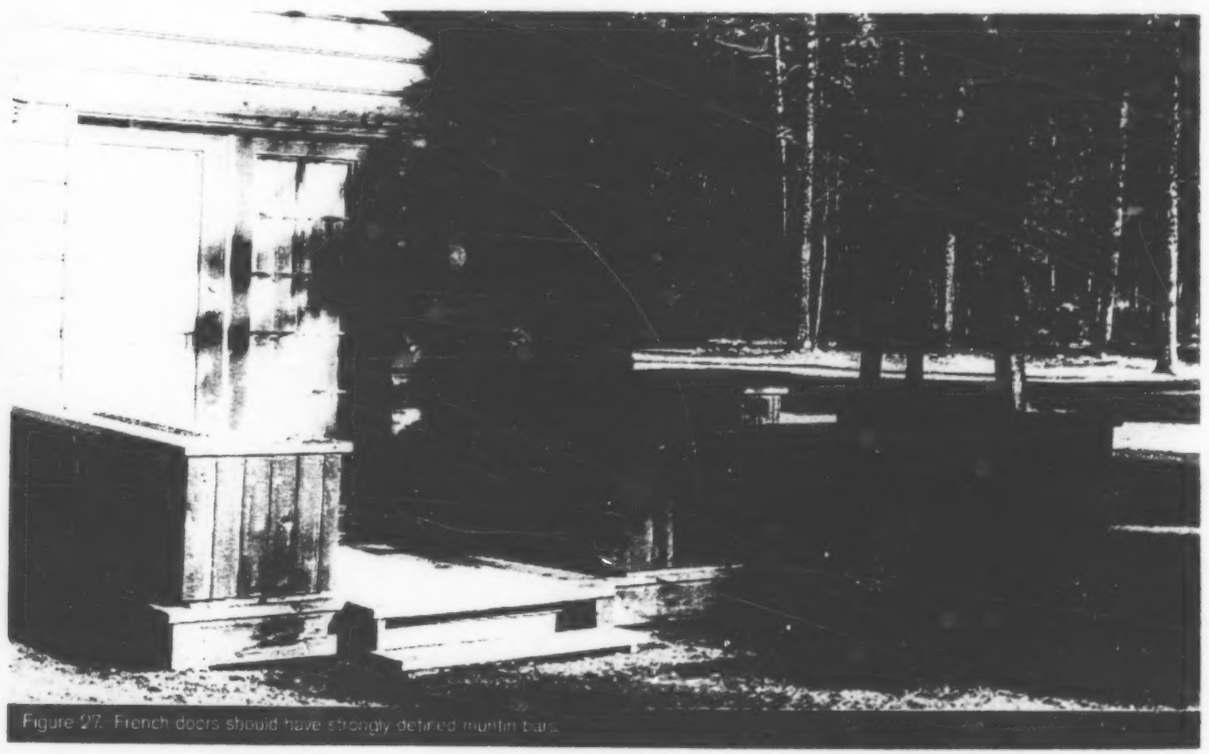


Figure 27. French doors should have strongly defined muntin bars.

Recommended door types (exterior):

- Flush door
- French door
- Sash door limited to 2 panels
- Panel doors limited to 4 panels

Recommended garage door types:

- Segmented roll up units with wooden panels
- Segmented roll up units with metal panels appropriately coloured.

Door Types not recommended:

- Panel doors with 6 panels
- Sash doors with 4 panels
- Glass patio sliding doors
- Turnstile doors

Permitted door materials:

- Wood
- Metal clad
- Pressed steel

4.2.2.4 Porches, Verandahs, Decks, Pergolas and Balconies

The design of verandahs and porches as part of the overall building expression is encouraged as a device to break down the scale and mass of the building. In all cases, the recommended finish materials shall be used as well as railing and guard guidelines.

- The use of exterior architectural posts for either structural or decorative purposes shall be done with due attention to maintaining a simple styling appropriate to the Mountain Style.
- Overhead structures, such as pergolas either freestanding or attached, shall be designed and detailed to match the major building on site. The use of ornamentation other than simple details is not recommended.
- Balconies are encouraged as part of the architectural expression for OCAs. The designer should consider providing overhead protection over a portion of the deck to create usable space in the winter. The use of plywood and exterior carpet will not be permitted. Balcony trim and flashing shall match the overall expression of the building.
- Decks should be constructed of stained wood with attention to appropriate detail. The use of radical angles will not be permitted. Decks will not be permitted to have exposed undersides on supporting columns. A base of recommended finish materials is required.
- Patios are to be finished in natural stone or approved paving style.
- Exterior concrete slabs shall be finished with exposed aggregate in coloured concrete unless deemed impractical.

4.2.2.5 Exterior Stairs and Ramps

- Exterior stairs and ramps shall be constructed of wood, masonry, or concrete appropriately detailed with the rest of the structure.
- Attention to safety and wear from extreme weather conditions is paramount.
- Where large areas of concrete are used on stair and ramp walls, a stone veneer or recommended finish shall be applied.

4.2.2.6 Exterior Handrails and Guards

- All handrails shall be made of wood or metal and be of appropriate proportion to the structure and sized to meet all building code requirements. The use of slender rails in metal or wood is not recommended.
- Rails should be of substantial dimension and scaled to the remainder of the building.

Figure 28 Balcony detailing

Figure 29 Exterior stairs and railings

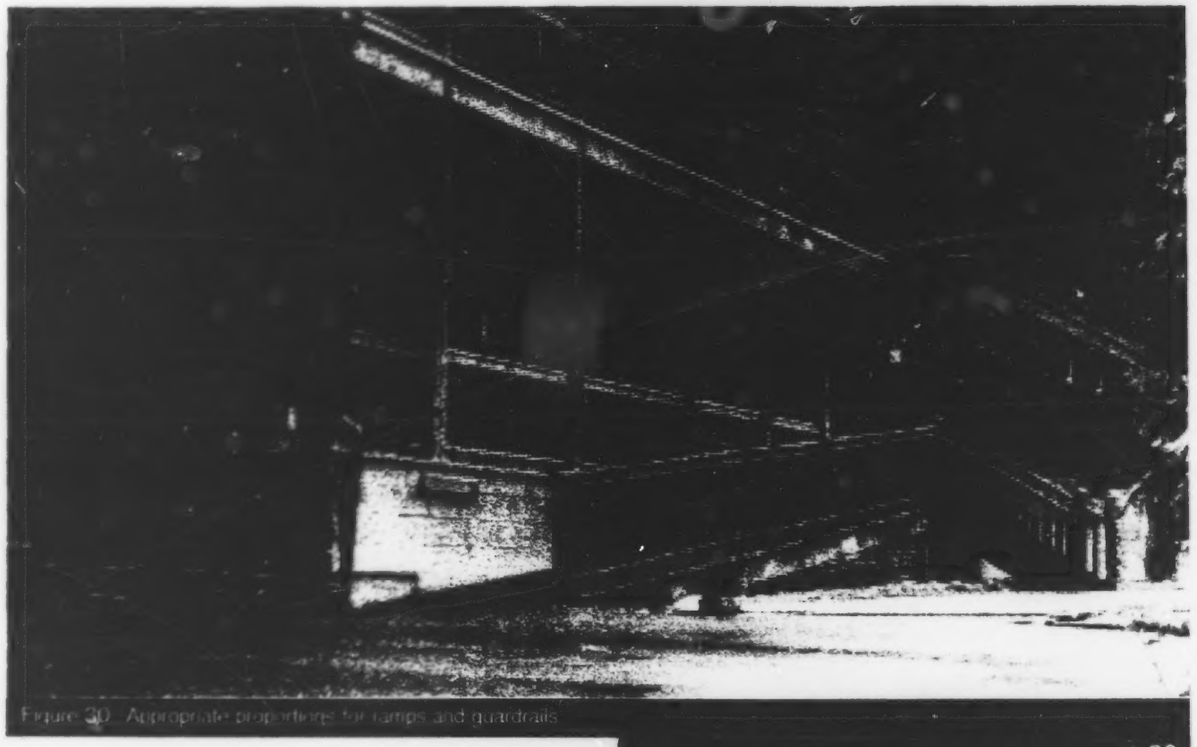


Figure 30 Appropriate proportions for ramps and guardrails

- The use of pre-manufactured railing and guards shall be selected with care ensuring that these elements are simple in appearance and do not have excessive ornamentation.
- The use of glazed guards is not recommended.

4.2.2.7 Exposed Decorative and Structural Elements

- The use of exposed wood architectural trusses and brackets is encouraged.
- The use of pre-manufactured columns with classical motifs and capitals is not recommended.
- Column capitals and bases should be simply designed in keeping with the mountain architectural style. In all cases, posts shall be clad in wood or stone and finished to match the exterior finishes of the structure.
- Exposed metal or vinyl clad columns will not be permitted.

4.2.2.8 Architectural Metals

- Retain and preserve all original historical architectural metalwork.
- Where feasible, historic metalwork should be matched if being replaced.
- All metal connections and bolting should be in matt black or dark green or a colour that is appropriate to the overall aesthetics of the structure.
- The use of galvanized lumber connections for architectural is not encouraged.

4.2.3 Building Infrastructure and Components

- Power and gas conduits shall be located in an inconspicuous but accessible place. All garbage and propane tank areas shall be screened. Screens shall be designed to match the overall expression of the building.
- Exposed mechanical or electrical roof top units shall be screened from view. The designer should ensure that the screening is carefully integrated with the overall roof design rather that acting as a freestanding structure.
- Loading dock equipment shall be finished in an appropriate colour in coordination with the overall building colour scheme.
- Generator building shall be constructed with appropriate noise control. The minimum standards for noise transmission shall not exceed 30 DBa at a distance of 15 m from the generator source.
- Generator buildings should be faced with appropriate exterior finishes outlined above and heavily screened with berming and native vegetation. (Figure 35)
- Structures housing communication equipment should match in appearance with the overall character of the architecture of the site.
- Underground parking entrances and ramps shall be fully integrated with the building expression. Retaining walls along ramps shall comply with retaining wall guidelines. Entrances should be screened with landscaping from view from the main roadway and from adjacent buildings without compromising driver and pedestrian safety.
- Open parking structures shall be designed to blend with the landscape using appropriate finish materials such a natural stone veneer for walls and columns.
- Parking structures that utilize natural ventilation must not project more than 1.5 m above grade facing any highway or public viewpoint.
- Freestanding service garages for operation equipment should match in design and finish with the predominant architectural structure.
- Where permitted by code, garages should be integrated with the building to reduce site coverage and impact.
- Avoid large areas of exposed concrete at loading dock areas. Where possible, finish all exposed concrete surfaces with stone veneer.
- Maintain service access to infrastructure.

4.2.4 General Principles for Ecological Building Technologies

Due to rising costs in infrastructure and energy resources, the integration of recycling and building technology planning into leasehold developments is highly recommended. The following recommendations focus on potential strategies within the design process for operators and designers to minimize environmental impact of proposed redevelopment.

The development of a database to be shared by all operators will allow technologies to be evaluated and tested against the demands of the OCA operation. The use of environmentally sensitive strategies in the renovations of existing buildings or the design of new projects will ultimately lead to economic gains for the operator in reduced energy

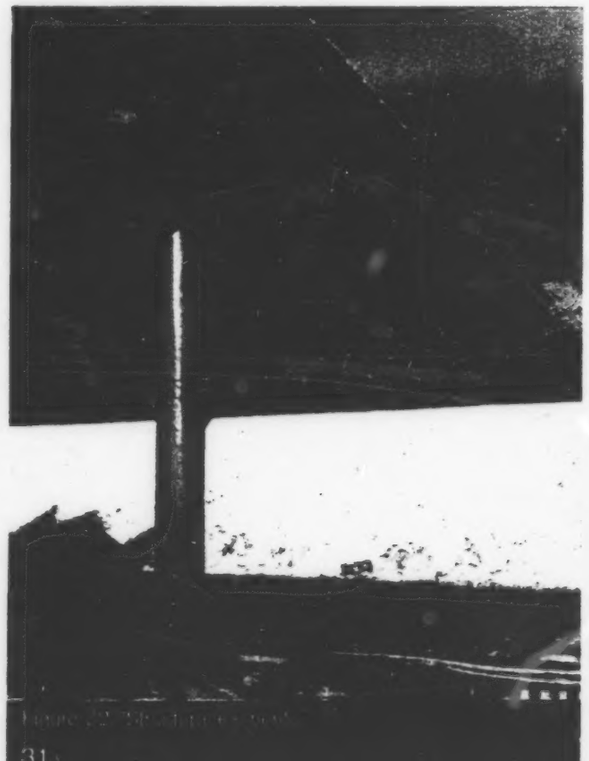


Figure 32: Appropriate roofs

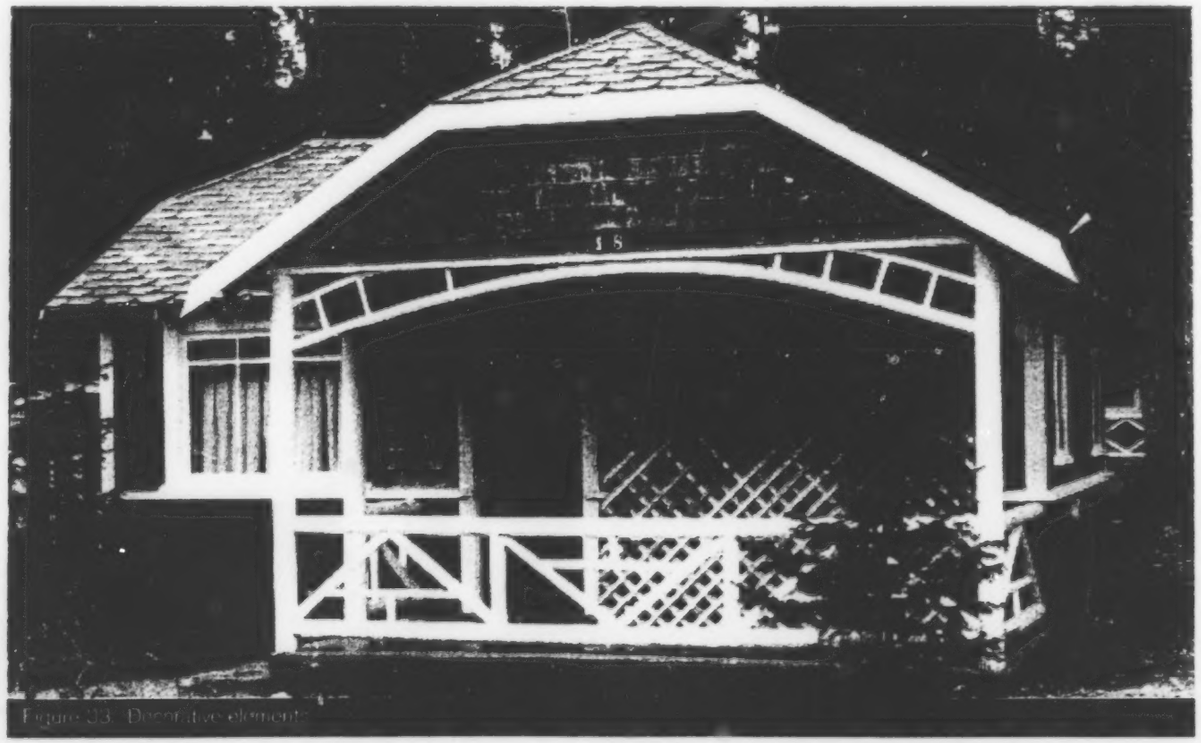


Figure 33: Decorative elements

Figure 34: Appropriate consistency of materials

costs, as well as a significant ecological gain for all Parks in the long term.

The recommendations are as follows:

- Site planning and building orientation (as outlined above) are paramount in the reduction of ecological impact through the careful siting of buildings to take advantage of :
  - Natural light to reduce electric consumption costs
  - Natural wind flow to assist in the cooling of building
- Building shapes should be designed efficiently to take advantage of natural conditions.
- A balance should be maintained between orientation of a building towards sunlight and the potential solar gain that could occur requiring additional cooling costs. The use of natural shade and the use of overhangs that are typical of mountain architecture will also assist in energy savings.
- During redevelopment or renovation, building materials should be salvaged and reused where possible.
- The use of recycled wood products to reduce the use of virgin cut lumber is also encouraged.
- The selection of energy efficient windows and doors that are manageable within the capital costs of a building should be considered.
- Consideration should be given to building exterior wall design in the use of insulation that exceeds minimum standards and provides cost savings for heating and cooling of structures.
- The use of double wall technology whilst still in its early stage of development is recognized as a significant contributor to energy efficient buildings.
- The selection of plumbing fixtures to reduce water consumption such as low flow showers and six litre low flush toilets are important considerations for consumption costs.
- Grey water recovery and sewage treatment systems are available technologies that can be implemented over a period of time. Designing new buildings to use these systems immediately or in the future is recommended.
- Rainwater and snowmelt collection in barrels is an efficient method of using water for landscape maintenance.
- Care should be taken that natural surface drainage is not intercepted in retention ponds. This may increase the proliferation of insects as well as alter the natural watering of vegetation.
- Heat recovery systems for heating and cooling (HRV) for buildings will allow reuse of lost energy through existing power generation and ventilation systems.
- The use of photovoltaic panels for minor power generation such as for small service buildings (lighting) is recommended although caution should be exercised in the placement of solar panels so that they are not obtrusive in the landscape.

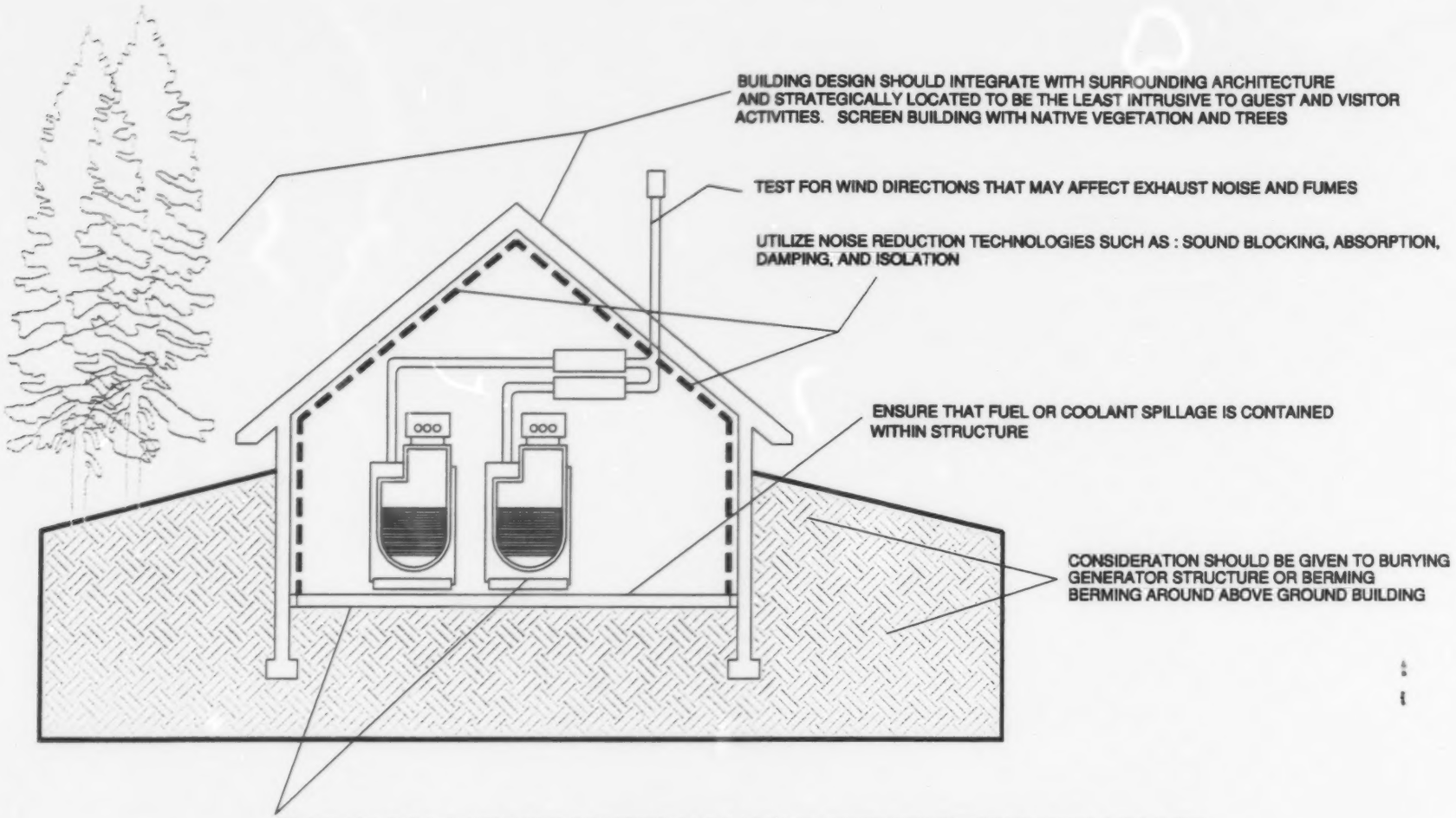

BUILDING DESIGN SHOULD INTEGRATE WITH SURROUNDING ARCHITECTURE AND STRATEGICALLY LOCATED TO BE THE LEAST INTRUSIVE TO GUEST AND VISITOR ACTIVITIES. SCREEN BUILDING WITH NATIVE VEGETATION AND TREES
TEST FOR WIND DIRECTIONS THAT MAY AFFECT EXHAUST NOISE AND FUMES
UTILIZE NOISE REDUCTION TECHNOLOGIES SUCH AS : SOUND BLOCKING, ABSORPTION, DAMPING, AND ISOLATION
ENSURE THAT FUEL OR COOLANT SPILLAGE IS CONTAINED WITHIN STRUCTURE
CONSIDERATION SHOULD BE GIVEN TO BURYING GENERATOR STRUCTURE OR BERMING
BERMING AROUND ABOVE GROUND BUILDING
STRUCTURAL ISOLATION OF SLAB AND GENERATORS WILL REDUCE VIBRATION TRANSMITION TO OTHER STRUCTURES

Figure 35. Generator buildings shall be constructed with appropriate noise control.

4.2.5 Suggestions for Low Cost Building Components for Hostels

- Pre-manufactured building components are extremely cost effective when carefully planned and are a viable option where minimal site damage is required.
- This building process allows gradual phasing of hostel components which can be preplanned over a duration of years meeting financial and logistical constraints of hostel operations.
- A modular system design allows for gradual replacement of existing buildings as well as continued replacement of individual sections for maintenance or upgrading purposes.
- Building components can be transported to the site as required, minimizing construction storage areas through effective scheduling of construction.
- Building layout can be customized to suit the specific conditions of the individual hostel site. The basic module can be customized on site or in the factory to comply with the architectural guidelines outlined in this document.

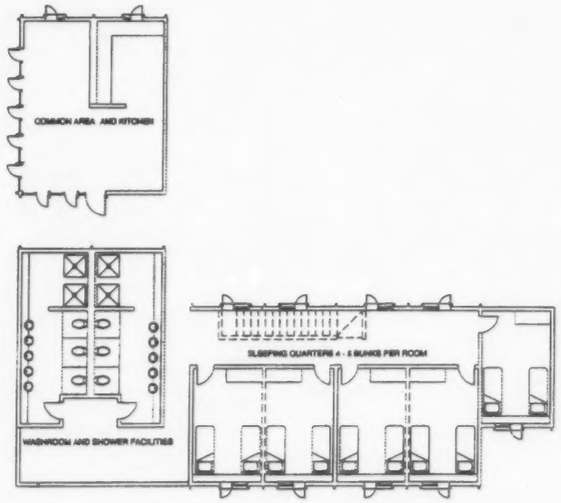


Figure 36. Conceptual Plan for Hostel

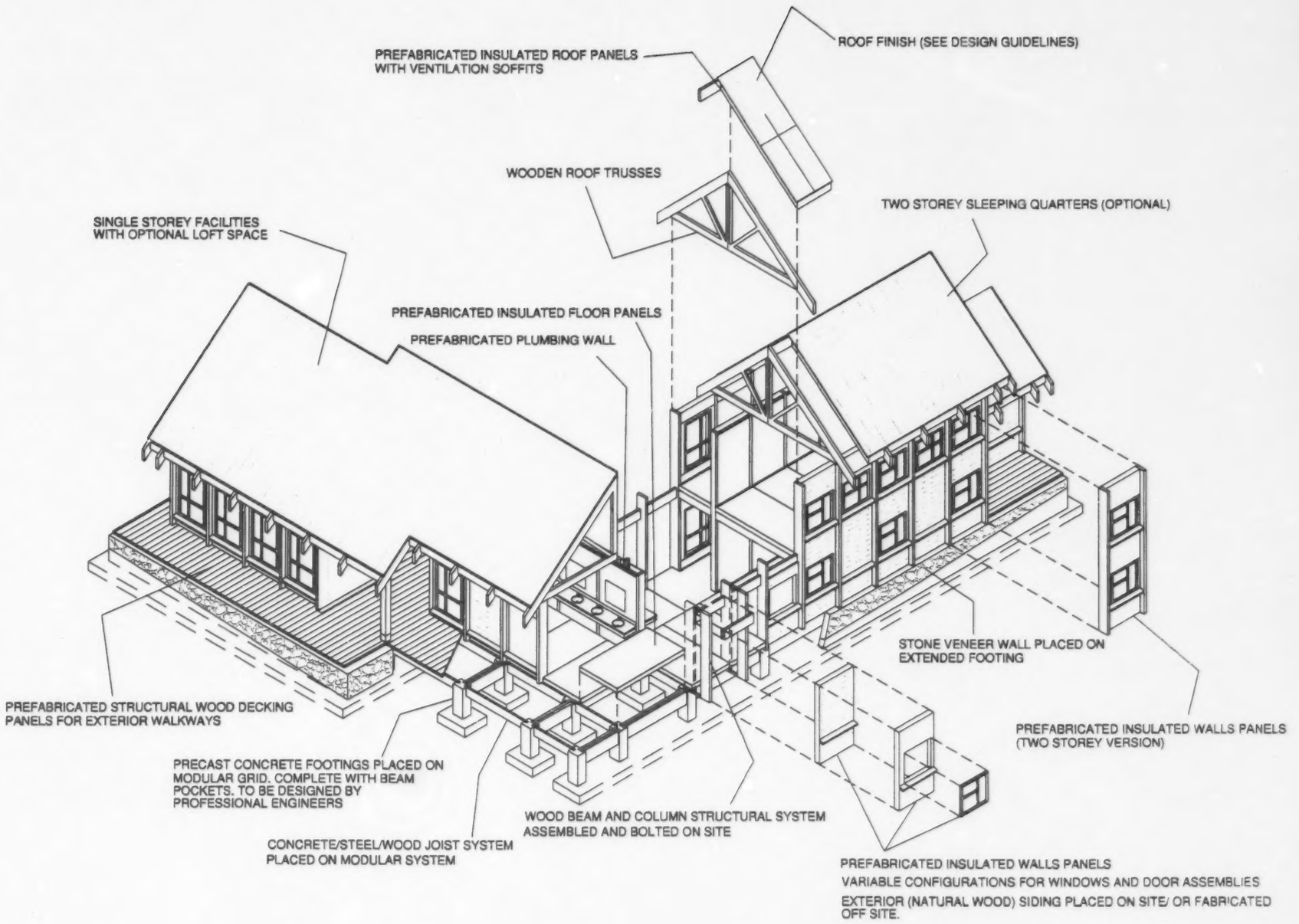

PREFABRICATED INSULATED ROOF PANELS WITH VENTILATION SOFFITS
ROOF FINISH (SEE DESIGN GUIDELINES)
WOODEN ROOF TRUSSES
SINGLE STOREY FACILITIES WITH OPTIONAL LOFT SPACE
TWO STOREY SLEEPING QUARTERS (OPTIONAL)
PREFABRICATED INSULATED FLOOR PANELS
PREFABRICATED PLUMBING WALL
STONE VENEER WALL PLACED ON EXTENDED FOOTING
PREFABRICATED INSULATED WALLS PANELS (TWO STOREY VERSION)
PREFABRICATED STRUCTURAL WOOD DECKING PANELS FOR EXTERIOR WALKWAYS
PRECAST CONCRETE FOOTINGS PLACED ON MODULAR GRID. COMPLETE WITH BEAM POCKETS. TO BE DESIGNED BY PROFESSIONAL ENGINEERS
WOOD BEAM AND COLUMN STRUCTURAL SYSTEM ASSEMBLED AND BOLTED ON SITE
CONCRETE/STEEL/WOOD JOIST SYSTEM PLACED ON MODULAR SYSTEM
PREFABRICATED INSULATED WALLS PANELS
VARIABLE CONFIGURATIONS FOR WINDOWS AND DOOR ASSEMBLIES
EXTERIOR (NATURAL WOOD) SIDING PLACED ON SITE/ OR FABRICATED OFF SITE.

Figure 37. Architectural components of prefabricated construction of hostels

4.3 SITE INFRASTRUCTURE

The type and level of performance of infrastructure at outlying facilities plays an important role in reducing the environmental stress of human activities. Infrastructural concerns relate primarily to the supply of power, potable water and effluent treatment. All facilities in the National Park should satisfy the highest standards for environmental protection in the nation and should play an exemplary role by demonstrating the use of appropriate technology to mitigate the impacts of human use on natural systems.

Infrastructural requirements vary by facility. Several OCAs are connected to the water and sewer systems of nearby towns. Others are in extremely sensitive alpine or upper subalpine locations where the impacts of poor infrastructural performance or inappropriate technology could seriously compromise the health of local ecosystems. Requirements for infrastructure must recognize these variations.

Standards for infrastructural performance are required which reflect the important environmental protection mandate of the National Parks. These are needed for both effluent treatment and potable water. As standards undergo periodic revision, readers are referred to the appropriate Park Management Plans, federal water quality standards as well as the provincial standards of British Columbia and Alberta. Parks Canada will, upon the 5-year review of the Park Management Plan, amend the plans to reflect, at a minimum, the higher of the federal or provincial standards. Parks Canada may elect to establish even higher standards independent of other jurisdictions.

4.3.1 Potable Water

Potable water must be free of chemical and biological contaminants. There are two current standards for potable water that facilities in the National Parks must meet:

1) Canadian Drinking Water Quality guidelines that address the chemical and physical properties of water, and

2) Labour Canada (Health) standards for the bacteriological qualities of the potable water.

Provincial or federal standards for domestic water use may be applied. The higher of either the two standards shall be met.

4.3.1.1 Water Sources and Treatment

Potable water for several facilities is provided by surface sources. Over time, consideration should be given to replacing these with subsurface supplies.

Surface Water Supply

Surface water supplies require some level of treatment. The minimum treatment of all surface water supplies shall be filtration to ensure the effective removal of all particulates, followed by disinfection. The type of treatment used shall reflect the location of the facility. For sites not connected to community sewage treatment facilities, the use of chlorine should be avoided due to the potential impact on the environment even in low concentrations. Additionally, chlorine can damage and significantly lower the effectiveness of septic field systems. In most outlying locations, filtration and ultra-violet treatment for surface water sources is an appropriate solution.

Ground Water Supply

In order to reduce the potential for pollution of ground water sources, well sites need to be carefully chosen and protected. The well should be located at the highest point on the premises consistent with the general layout and surroundings and it should be located as far as possible from known contamination sources. Treatment requirements for well water will vary depending on quality but consideration should be given to filtration systems if treatment is required.

4.3.1.2 Potability and Testing

To monitor water potability, it shall be the responsibility of the outlying facility operators to ensure that water samples:

- are collected in accordance with procedures established by the medical health officer or public health inspector from locations acceptable to the medical health officer or public health inspector and at a frequency of once per month during the operating seasons,

- are sent to a certified laboratory in accordance with procedures established by the medical health officer or public health inspector, and

- are analyzed for the parameters specified in the current guidelines for Canadian Drinking Water Quality or other standards specified in the Park Management Plans.

The laboratory performing the analyses should send results of the analyses to the medical health officer or public health inspector. Where the results show that the specific samples do not meet standards for potability, the medical health officer or public health inspector must immediately notify both the OCA operator and Parks Canada of that failure. Further testing and more frequent monitoring together with improvements to the waterworks system may be required in the event that quality standards are not achieved.

Facility operators shall establish procedures for dealing with emergencies which may affect the potability of water (e.g. fuel spills, excessive effluent discharge). These procedures are to be submitted to Parks Canada in writing.

4.3.2 Effluent Treatment

Sewage waste and effluent from treatment systems has the potential to contaminate ground and surface water with a variety of diseases causing microbial agents as well as to attract insects and small mammals. Malfunctioning septic systems may contribute to unacceptable quantities of nutrients to ground water and surface water. This contamination becomes a potential health risk if the water is used as a drinking supply.

Effluent treatment should be considered as an integral part of environmental protection and the selection of the treatment method should be based on the highest treatment standards and the best available technologies. The OCA operators in National Parks use different methods of sewage disposal depending upon site-specific conditions and proximity to the townsite or visitor service centre sewage treatment facilities. Where a public sewage disposal system is not available, the responsibility for proper disposal rests with the operator.

4.3.2.1 Methods of Effluent Treatment

There are three general options for sewage disposal if the facility is not connected to a community or visitor centre treatment facility:

1) disposal of the sewage on the land where it originated with a septic field system,

2) collection of the effluent, processing with tertiary treatment plant, and disposal of the treated effluent into a body of water or onto the land,

3) collection and hauling by truck to a public treatment plant.

While septic systems may be appropriate in a few locations, the preferred method is tertiary treatment and is highly recommended. The site-specific guidelines in Chapter 5 identify, at a minimum, which sites require tertiary treatment. Over time, all sites should provide tertiary treatment to the highest standards in the country.

Several sites are currently trucking effluent to public sewage treatment facilities. This is the case at most of the hostel locations and several other OCAs. While the method is often far less costly than tertiary treatment, the risk of accidents and spills increases with frequency of truckage. For the smaller sites such as hostels, trucking will likely continue. However, on those sites where visitation is high, tertiary treatment on site should be implemented.

Septic Tank System
For those sites which have septic systems, the following guidelines shall be followed:

- All septic installations must be designed and stamped by a professionally registered engineer.
- Both new systems and existing systems require appropriate maintenance and operating practices to prevent problems. On-going maintenance requirements for the system shall be specified and approved by a professionally registered engineer.

In addition, the following are recommendations for facilities that have septic tank systems:

- Provide grease traps if the facility has a restaurant or numerous kitchen units.
- Do not allow cars, trucks or other vehicles to drive or park over any part of the disposal system.
- Do not plant trees with invasive root systems in the disposal field area.
- Do not dump toxic chemicals, oil, paints or solvents in the system.
- Do not allow surface water, roof drains or perimeter drains to discharge into or near the sewage disposal system.
- Implement measures for water conservation to reduce septic field loads.
- Do not leave the system without proper maintenance and testing.
- If pools of water appear in a disposal area, immediately contact the public health inspector and Park's officials.
- Carefully monitor the effects of chlorine on the system (if used).

Provision for emergency alternative treatment measures must be in place should the system fail. These alternatives shall be provided to Parks Canada in writing.

Tertiary Effluent Treatment Plant
The package treatment plant shall utilize the best available technology and be installed according to applicable engineering codes, health standards, and manufacturer's recommendations.

Parks Canada will require a written performance guarantee from the supplier of any package treatment plant that the plant will meet Parks Canada effluent standards defined as both averages per time period and at any point in time.

Malfunctioning systems require prompt attention and repairs and other corrective measures should be implemented immediately.

When in the opinion of a medical health officer, a health hazard exists, the medical health officer and/or a Parks Canada officer will order further testing and appropriate corrective measures which will ensure that ground water and surface water will be protected.

Standards and Monitoring
All operators must meet standards for sewage disposal and effluent treatment specified in Park Management Plans. When a standard is not specified, the highest standard between the federal and provincial water quality guidelines will apply. Effluent is to be free from materials and heat in quantities, concentrations or combinations that are toxic or harmful to human, animal, waterfowl or aquatic life. No sewage disposal system which involves the use of a septic tank or a package treatment plant is permitted unless the system conforms with all standards for construction, capacity, installation, location, absorption and operation.

Septic fields and treatment plants shall be inspected and tested at least once every two years by a qualified engineer with reports issued to both the operator and Parks Canada.

The Standard Methods for the Examination of Water and Wastewater as jointly prepared and published by the Water Pollution Control Federation, the American Public Health Association and the American Water Works Association, or methods as otherwise approved by the superintendent, will be used for testing. To ensure compliance with the Fisheries Act, periodic demonstration that the effluent is non-acutely lethal will be required. In addition, Parks Canada will establish baseline conditions and monitor changes in biological communities of the receiving waters.

4.3.3 Electricity

Energy conservation utilizing a range of products that have higher energy efficiency should be considered for use at outlying facilities. The reduction in power consumption provides economic benefits as well as reduction in the amount of on-site power generation with its accompanying noise and air pollution.

It is mandatory that all electrical facilities be installed in accordance with the rules of the current edition of the Canadian Electrical Code including amendments by the provincial government of either Alberta or British Columbia, depending upon the location of the facility.

All tankage and fuel oil pumping systems must be installed in accordance with applicable fire protection codes, and approved facilities for the retention of potential oil spillage are required.

The location of diesel generators should be downwind of the guest facilities to avoid air pollution from the engine exhaust and to minimize the noise of the engines. The highest quality exhaust mufflers (providing maximum noise levels of 30 decibels at 10 m) should be specified when purchasing.

Supply of electric power to an OCA may be provided by a connection to the local utility grid, if available, or by on-site generation by means of a diesel or propane generator, mini-hydro, or wind or solar, or a combination of all of the above. Propane generators are preferable to diesel due to the lower potential for spills of liquid fuel.

Storage of diesel fuel must be provided in accordance with applicable fire codes and corresponding environmental regulations.

4.3.4 Fire Fighting Capability for Remote Sites

Most OCAs lie beyond community fire fighting resources and, therefore, are required to provide equipment and trained personnel. At a minimum, the following are required for all sites:

- Fire extinguishers are to be provided in each unit, at the entry to every building and at the top of every set of stairs.
- If a suitable water body exists for fire control purposes, a fire pump and adequate length of hose to fully reach all sides of all buildings shall be maintained in good operating condition at the facility. The equipment shall be tested at the beginning and at least one other time throughout the operating season.
- Staff shall receive training for fire emergencies.

Parks Canada shall institute a forest fuel management program on those sites where the aesthetics of the site are not compromised. A landscape architect shall be involved in the selection of trees for removal or pruning. Where serious aesthetic damage is likely to occur, the fuel management shall NOT occur.

SITE SPECIFIC GUIDELINES FOR OCAS

The distinct differences in the size, scale and nature of individual facilities makes development guidelines difficult to specify in a consistent manner. Site specific analysis is needed to identify the special conditions and characteristics that influence the potential total build out at each facility. Specific guidelines for the area of future commercial development, total number of guest units, future guest capacity and the amount of future staff accommodation are needed for individual sites.

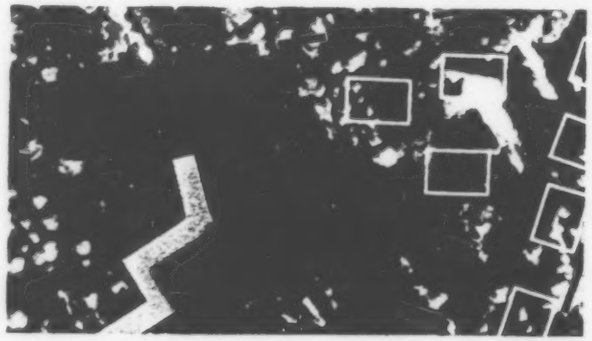
The following section outlines the limits to growth, the general nature of proposed development and the conditions of development for each of the twenty-eight OCAs, the Jasper Park Lodge, the Prince of Wales Hotel and the Maligne Lake Day Lodge. The existing conditions, key issues and recommendations are keyed to the aerial photograph of the site with red and blue numbers where practical. These limits and specific designs are based on the informed judgements of the OCA Panel and were not the result of a calculated, evenly applied, formula. There were many factors considered during the Panel's deliberations including key issues, opportunities and constraints of individual facilities, and the potential benefits to the park.

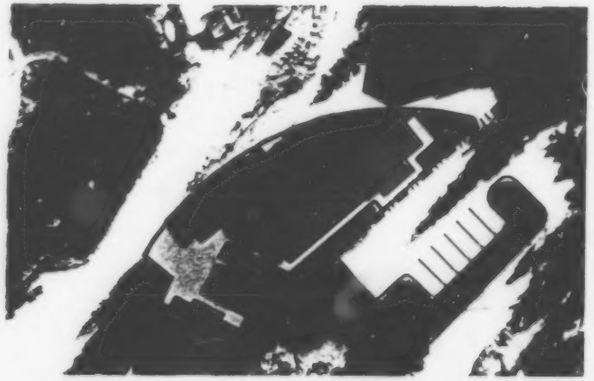
The site designs provided are meant to illustrate a feasible solution that meets the requirements in the guidelines and incorporates the guiding principles and related policy statements stated in Chapter 2. These designs are not meant to be interpreted as the only solution and alternative configurations may be considered. However, the limits to growth, the conditions of development and the specific guidelines that are identified here must be strictly respected.

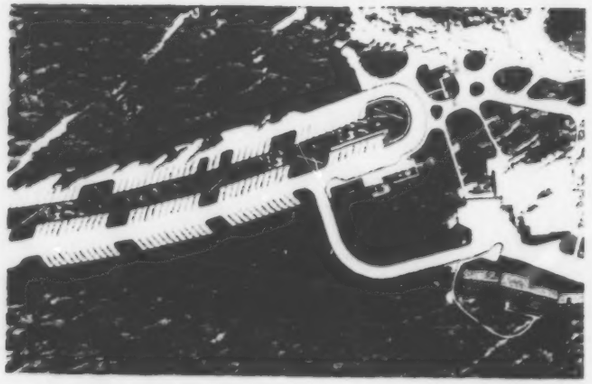
In the case of a complete redevelopment of an existing OCA in the future, the Panel recommends that the area of development, visitor capacity, number of guest units and footprint of development, for the most part, remain the same. A minor increase may be considered to accommodate new design or code requirements. Similarly, as individual buildings are replaced over time, minor adjustments to the footprint of the buildings may be necessary.

In the absence of clear requirements from Parks Canada for staff housing and ancillary services at OCAs, a recommended interim strategy has been included in sections 4.3 and 4.4 of these guidelines. Until standards on these issues are finalized, the projected totals for each site provide a reasonable solution for operators wishing to proceed with a development application in the near future.

The information on each of the specific sites regarding existing development, building areas and infrastructure were obtained from Parks Canada and individual operators. Although it provides a benchmark on which to base the future growth, the method for calculating areas and interpreting commercial space varied substantially from one source to another. Due to these potential inconsistencies, the calculations for current total areas of development are estimates and must be finalized after real property reports for each facility are completed.







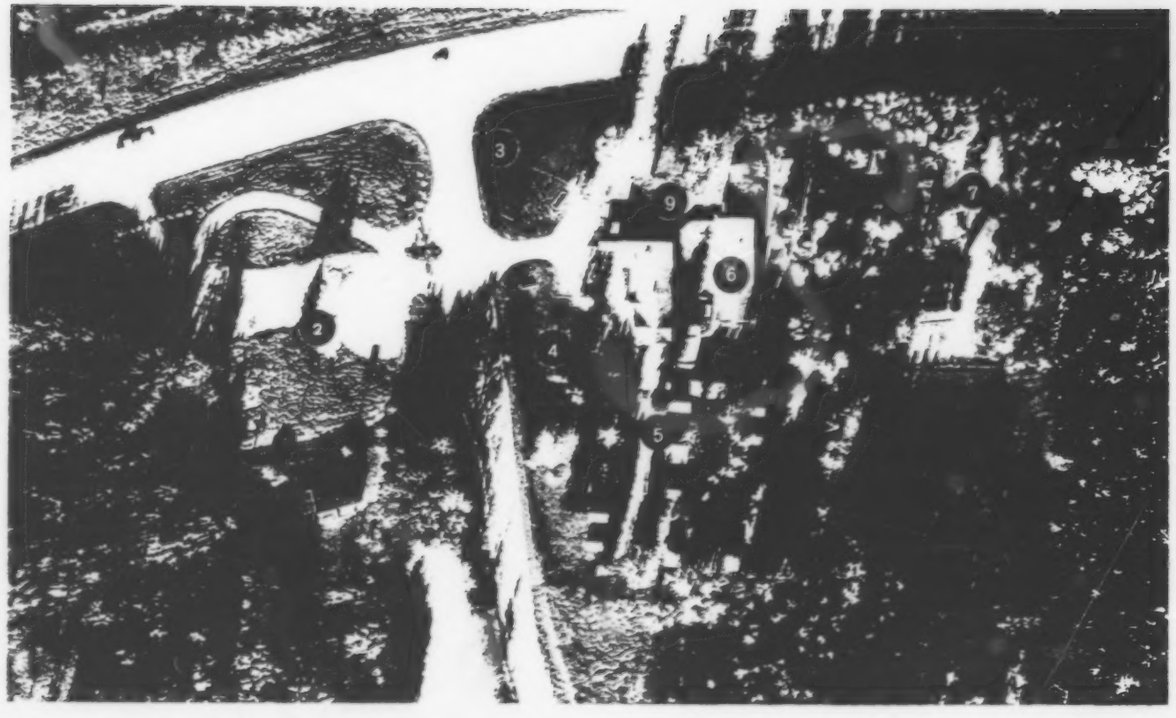
POCAHONTAS BUNGALOWS

Location: Pocahontas Bungalows is located at the intersection of the Miette Hot Springs access road and Highway 16, 42 km north of Jasper. The development is entirely in the montane ecoregion and is adjacent to the ecologically sensitive wetlands referred to as the Pocahontas Ponds.

Historical Significance: The Pocahontas hotel and bungalow camp development is located on the site of a mining town that existed between 1910 and 1921. The town of Pocahontas was home to more than 2,000 people at the time of the mine closure. After the mine ceased operation and the majority of the residents had left, the buildings stood for another 15 – 20 years. They were finally destroyed and removed by Parks Canada. The only structure that still exists is the mine Superintendent's residence, which was moved from its original location to the side of the highway across the Miette Hot Springs road from Pocahontas Bungalows. The mine Superintendent's house has operated as a service station and tea house in the past, yet is currently closed to the public.

General Description: Although the site is of cultural interest, none of the existing structures have any historic value. The development consists of a main building that contains the restaurant, office and manager's residence, a two storey motel, an outdoor swimming pool, a series of smaller cabins and out buildings for guest accommodation, staff accommodation, laundry and storage. The cabins and other buildings are laid out in a grid pattern, surrounded by paving.

Lease area: 1.40 ha
Season of operation: summer only
Ancillary services: restaurant, laundry and swimming pool
Total m² of commercial development: 2,430
Total number of units for overnight accommodation: 57
Maximum occupancy: 135
Total number of staff: 17
Total number of staff accommodated on site: 8
Total m² of staff accommodation: 174
FAR: 0.207
Lease expiration date: 2004
Sewage system: septic field
Potable water: treated surface source - a spring adjacent to the Athabasca
Energy source: Alberta Power

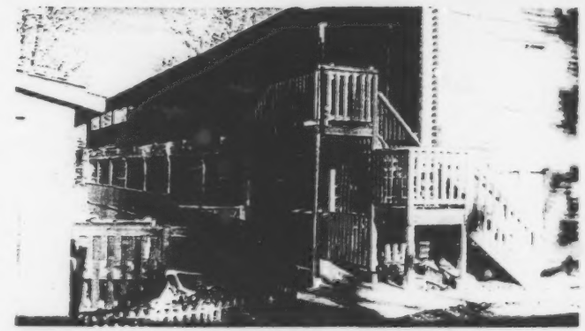


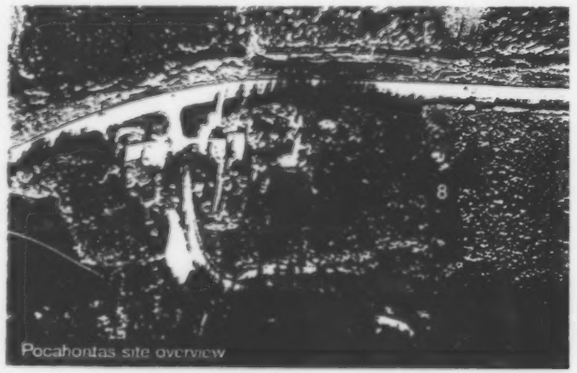
Backlit entry signage requires replacement.

Interior streetscapes require pedestrian scale enhancements.

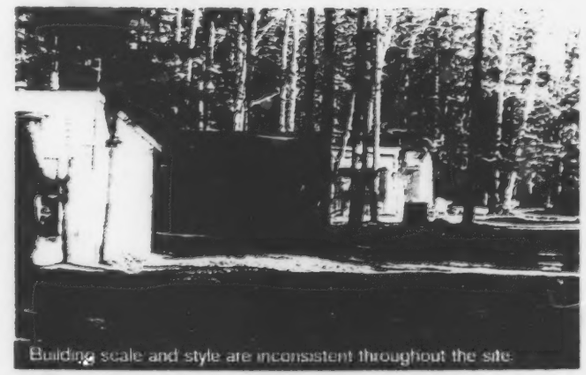
EXISTING CONDITIONS AND KEY ISSUES

1. Pocahontas Bungalows is the first commercial development that visitors see when entering the north eastern park gate. Although this location makes it an important node for guest services, information services do not currently exist at, or near the site.
2. The hotel is directly across the Miette Hot Springs road from the mine Superintendent's house, the only remaining structure from the mining village that previously existed in the area.
3. The orientation on the corner lot makes the hotel development highly visible from the highway and screening is required.
4. The ground cover on the site is predominantly horticultural turf grass. There are several large trees growing very close to the buildings or through the patios and decks that add interest to the units.
5. The main building and cabins are configured in rows. The interior open space of the development is dominated by gravel and paved surfaces.
6. The design of the existing buildings is inconsistent. The cabins, main building, motel and swimming pool vary in architectural style, size and scale and lack overall cohesion.
7. Staff accommodation is located at the north end of the leasehold, partially separated from the guest units. The amount of space allocated for staff is insufficient, both in number and area.
8. The water supply and quality is inadequate for the development. Water pressure is low and drinking water becomes undrinkable when the Athabasca River floods the adjacent stream that is used as the potable water source.
9. Overhead electrical wiring is a visual detraction in the landscape.



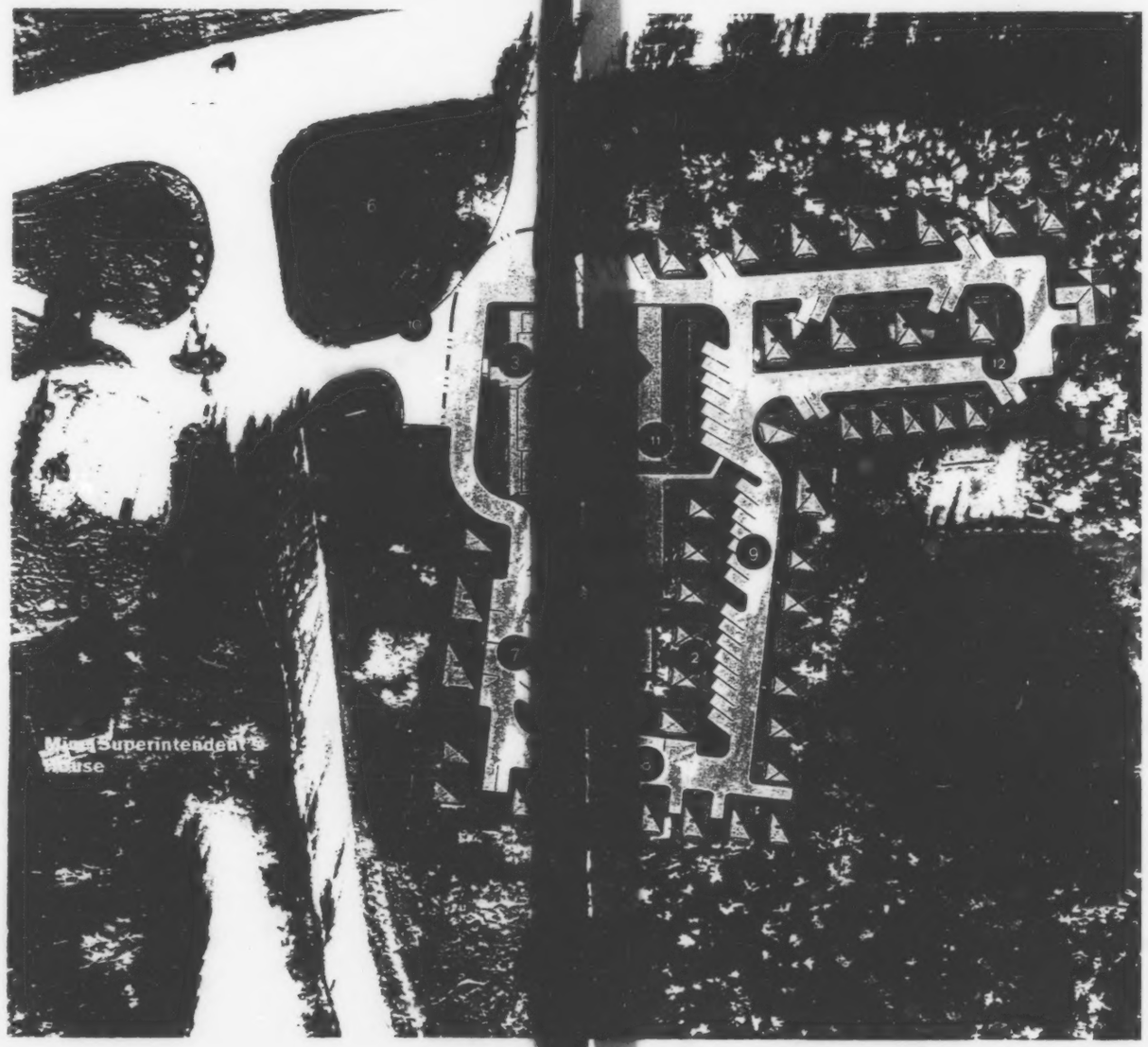


Pocahontas site overview


Building scale and style are inconsistent throughout the site.

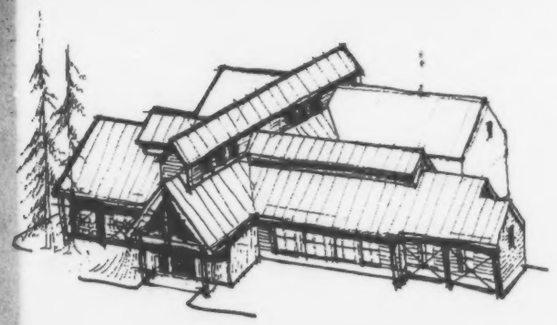
GUIDELINES

1. No increase in guest accommodation capacity on the site.
2. Improve the overall aesthetics of the site by renovating and/or redeveloping the existing cabins and main lodge building.
3. The new buildings should incorporate the style of historic precedents from the town that was located near the site (eg. industrial and mining town vernacular).
4. An expansion to the main lodge replacing the existing swimming pool.
5. Develop a collaborative heritage strategy with Parks Canada to open the mine Superintendent's house as an information and interpretive centre for visitors entering the park from the east. The OCA should be linked with the interpretive centre through the use of pathways and a pedestrian crossing.
6. Revegetate and naturalize the site by replacing non-native turf grasses with native plant species and reducing hard surfaces.
7. Minimize pavement throughout the site by consolidating parking.
8. Retain gravel roadways. Do not pave.
9. Retain the grid street layout reminiscent of the mining town.
10. Create a comprehensive signage plan to improve the aesthetics and the informative value of signage on the site. This signage should be consistent with the mining town vernacular.
11. Consolidate and relocate staff accommodation on existing hotel building footprint. The displaced overnight development may be replaced with cabin units. An increase of 326 m² to staff accommodation should be considered.
12. Install pedestrian scale interior street lighting units.



Mining town vernacular guest cabin

Mining town vernacular guest cabin



Potential main building influenced by mining town vernacular

POCAHONTAS BUNGALOWS

SUMMARY

Additional m² commercial development: 0
Future total m² of commercial development: 2,430
Additional m² staff accommodation: 326
Future total m² staff accommodation: 500
Additional units for overnight accommodation: 0
Future total units for overnight accommodation: 57
Additional guest capacity: 0
Future total guest capacity: 135

POTENTIAL FUTURE DEVELOPMENT

- An expansion of commercial building space to replace the area of swimming pool (to be removed).
- Consolidation and an increase in staff housing based on a minimum of 20 m² per person.
- Replace existing staff cabins with guest units.

CONDITIONS OF DEVELOPMENT

- Upgrade sewage system to a tertiary treatment facility.
- Upgrade water treatment system.
- Retain all trees on site. Provide adequate protection during construction.
- General improvements to the landscape, signage and lighting.
- Consolidate staff accommodation.
- Consolidate all service buildings.

LEGEND

- new guest facilities
- renovated guest facilities
- new staff facilities
- renovated staff facilities
- operational services
- public facilities
- approximate current lease boundary
- areas given back to the Crown
- additions to OCA leasehold
- reclaimed areas/new plantings

MIETTE HOT SPRINGS BUNGALOWS

Location: Miette Hot Springs Bungalows is located next to the Miette Hot Springs at the end of the Miette Hot Springs access road 60 km north east of Jasper

Historical Significance: The first pack horse trail to the Miette Hot Springs was developed in 1909. The springs immediately became a popular attraction for both tourists and the coal miners from Pocahontas which led to the establishment of a campground at the site. In 1913, the government constructed the first permanent structures in the form of a log bath house and sleeping shelter. The bungalow camp was constructed at the current location by Fay Becker in the late 1930's to accommodate the growing number of people who wished to extend their stay. The road to Miette was completed at the same time as the opening of the renovated bath house in 1938.

General Description: The development consists of ten, single-unit cabins, one two-storey structure with motel guest accommodation on the first floor and staff accommodation on the second floor, a one-storey motel building, several sheds and maintenance buildings, and a main building containing a restaurant and office. The facility has successfully retained a great deal of the original character of the older development by maintaining the original cabins and their configuration on the site. However, the architecture of the newer buildings is inconsistent with the bungalow camp style

Lease area: 2.1 ha

Season of operation: summer only

Ancillary services: restaurant (65 seats indoors + 26 on the patio), laundry, grocery store and gift shop

Total m² of commercial development: 1,700

Total number of units for overnight accommodation: 35

Maximum occupancy: 130

Total number of staff: 25

Total number of staff accommodated on site: 25

Total m² of staff accommodation: 278

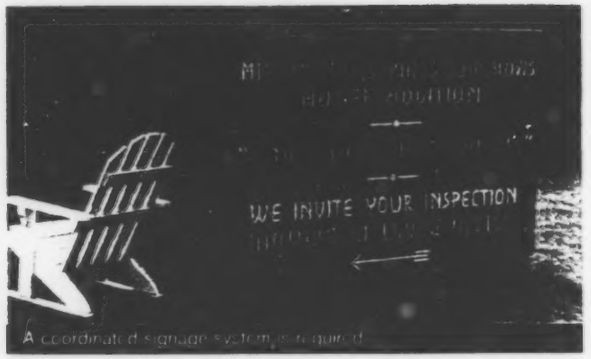
FAR: 0.124

Lease expiry date: 2004

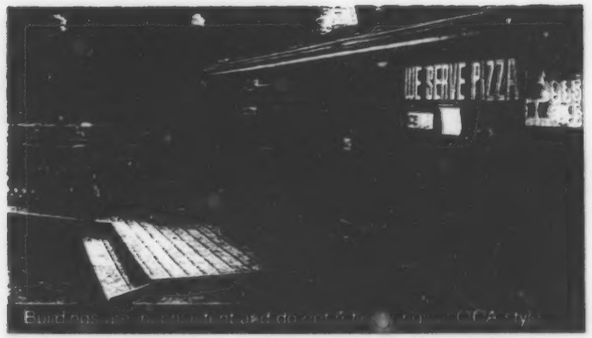
Sewage system: Parks Canada treatment plant for the hot springs

Potable water: Parks Canada water supply for the hot springs

Energy source: Alberta Power



A coordinated signage system is required



EXISTING CONDITIONS AND KEY ISSUES

The adjacent Parks Canada day use area negatively impacts the visual quality of the bungalow site due to excessive paving, parking, lighting, and other aesthetic concerns.

The development of the buildings and the related facilities at the hot springs has not been successful. Both the existing structures and the supporting infrastructure are seriously run down.

The bungalow camp directly affects the sense of entry to the site. The main buildings provide a negative first impression of this popular tourist area.

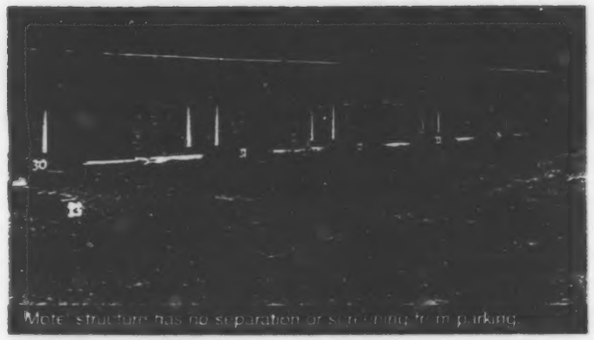
The site is forested and vegetated with horticultural turf and other grasses. The small cabins are well screened from public areas, however, the motel units, which are of lesser architectural interest, are not screened at all.

Bighorn sheep have become habituated to humans because of the number of visitors to the area.

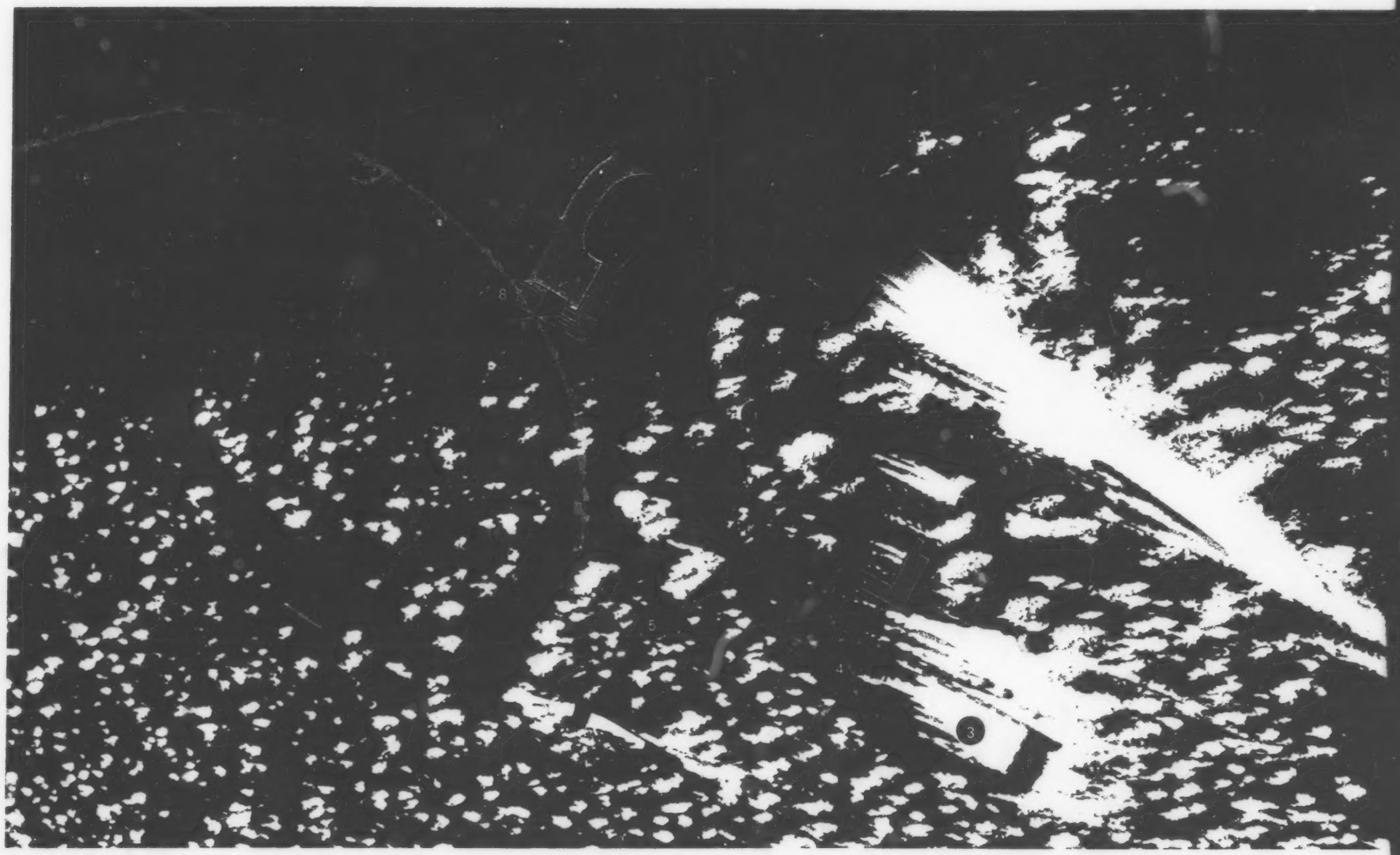
The original 1930's bungalows are attractive and have significant historic value. Interesting features include wooden siding, stone chimneys and small single-paned windows.

Natural materials, such as stones, are appropriately used to define pathways, roadways and retaining walls.

8. The colours and architectural styles used for the existing buildings are inconsistent, particularly between the old and new structures.
9. The bungalow cabins are well maintained but the restaurant, staff accommodation and service sheds appear to require repairs and renovation.
10. The access road is excessively wide at the entrance to the hot springs parking lot, which encourages people to park on the road.
11. The signage does not reflect an appropriate park motif.
12. The potable water source is unreliable. Occasionally, water is undrinkable due to contamination from high water levels.
13. The sewage system is inadequate. The Parks Canada treatment facility does not meet the standards set out in the Jasper National Park Management Plan.


Motel structure has no separation or screening from parking

Historic bungalows should provide inspiration for new structures.



MIETTE HOT SPRINGS BUNGALOWS

SUMMARY

Additional m² commercial development: 415
Future total m² of commercial development: 2,115
Additional m² staff accommodation: 278
Future total m² staff accommodation: 556
Additional units for overnight accommodation: 8
Future total units for overnight accommodation: 43
Additional guest capacity: 24
Future total guest capacity: 154

POTENTIAL FUTURE DEVELOPMENT

- Addition of a second storey to the motel building may be considered for a maximum increase of 8 units or approximately 320 m² for an increase by 24 guests. Redevelopment should be on existing building footprint.
- An expansion to the main lodge, restaurant and gift shop for approximately 95 m² in commercial space.
- Conversion of guest units to staff housing.

CONDITIONS OF DEVELOPMENT

- A contribution or seasonal payment to Parks Canada for an upgrade of the existing sewage treatment facility and potable water.
- General aesthetic improvements.

GUIDELINES

1. The heritage value and the architectural style of the older bungalows should be protected. The style of these bungalows should be used as the precedent for new development, including the motel building upgrade.
2. Replace non-native grasses with native species.
3. Redesign and retrofit the existing staff accommodation to be consistent with the style of the original cabins. The guest rooms located below the staff units should be converted to staff housing and replaced in the new motel building redevelopment.
4. No additional paving should be permitted on the site. Existing parking should be organized, redesigned and consolidated.
5. Upgrade the existing playground area.
6. A master plan should be prepared by Parks Canada in consultation with the OCA operator for the entire hot springs area. This will include the hot springs development, the parking lots and the OCA. The master plan would address the problems of water supply, sewage treatment, excess light pollution, unattractive signage, inconsistency in site furnishings, landscape improvements and the reclamation of disturbed areas, as well as appropriate levels of day use.
7. Season of use should be consistent with the public hot springs.
8. Addition of a second storey to the motel building for a maximu increase of 8 units.

LEGEND

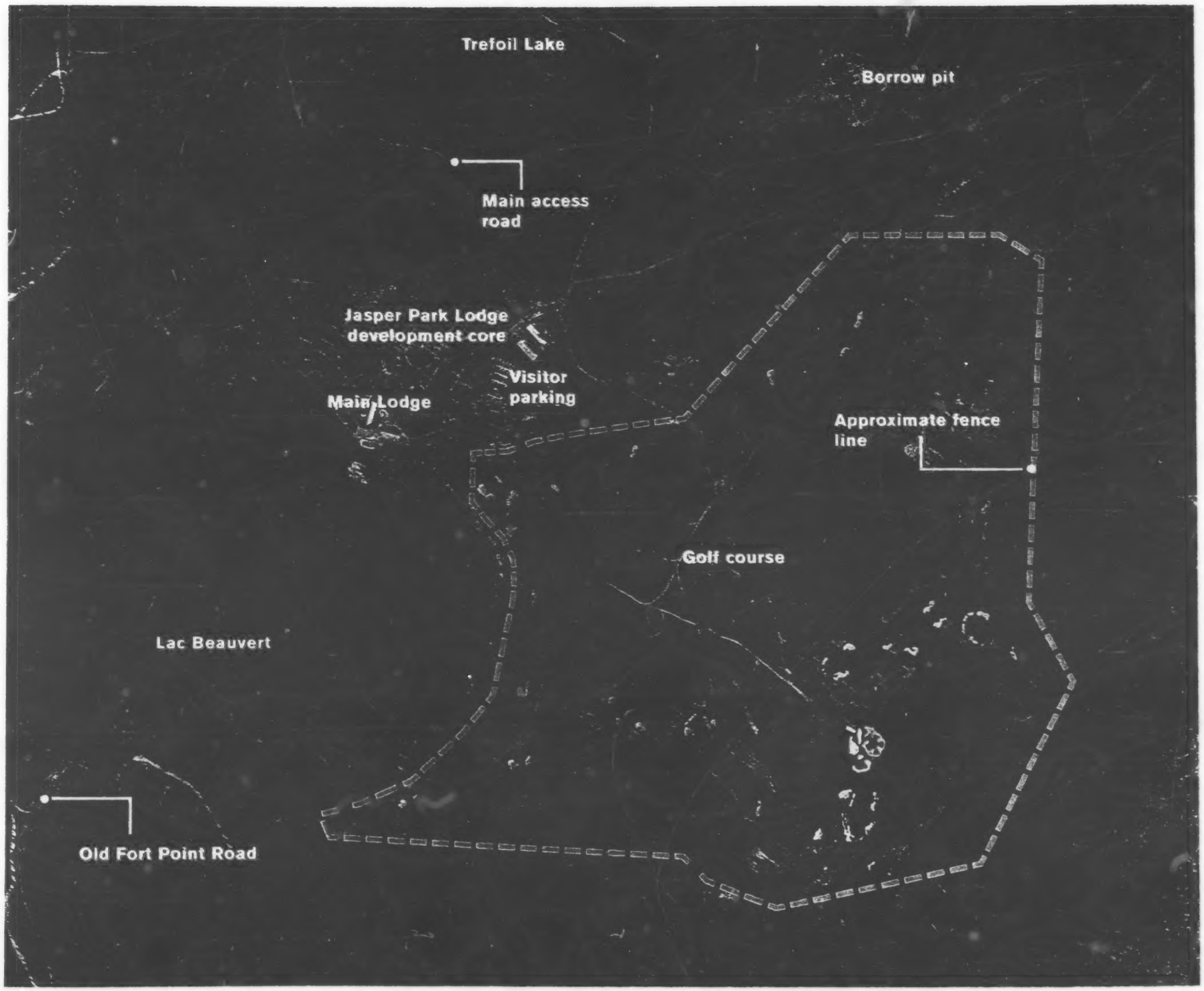
new guest facilities
renovated guest facilities
new staff facilities
renovated staff facilities
operational services
public facilities
approximate current lease boundary
areas given back to the Crown
additions to OCA leasehold
reclaimed areas/new plantings

JASPER PARK LODGE

Location: Jasper Park Lodge is a large hotel development on the shore of Lac Beauvert, just outside the Town of Jasper. The access road intersects with the Maligne Lake Road immediately after crossing the Athabasca River.

Historical Significance: Jasper Park Lodge was constructed by CN Rail in 1922. The original lodge burned down in 1952 and was reconstructed. In 1988, it was purchased by CP Rail and has been undergoing substantial renovations for the past ten years. Several of the original structures continue to exist on the site and other buildings are being renovated to be consistent with the interior style of the older cabins. The Jasper Park Lodge golf course was designed by Stanley Thompson in 1925, and is recognized as having historical significance.

General Description: The Jasper Park Lodge leasehold is larger in area than the Town of Jasper. The development consists of a main lodge and a series of cabins throughout the site. Other amenities include a world famous golf course, club house, riding stables, canoe rentals, hiking and cross-country ski trails, a skating rink, swimming pool, hot tubs, tennis courts, health centre and a variety of shops and restaurants inside the lodge.



The main lodge was rebuilt in 1962 in a modern architectural style

The guest rooms illustrate a variety of architectural styles

JASPER PARK LODGE

Lease area: 365 ha

Season of operation: year round

Ancillary services: 2 dining rooms, 1 restaurant, 3 lounges, 1 cafe, 1 pub, a shopping promenade, golf course, health spa, heated swimming pool, games room, tennis courts, boat rentals, bicycle rentals and riding stables

Total m² of commercial development: estimated at 15,793 (includes retail space, meeting space, food and beverage, golf clubhouse, main lobby and guest accommodation)

Total number of units for overnight accommodation: 446

Maximum occupancy: 1,064

Total number of staff: 700

Total staff accommodation units on site: 630

Total m² of staff accommodation: 4,778 (dorm only) + 803 (senior staff units)

Lease expiry date: 2011

Sewage system: Jasper town site and pump and truck for the 7th tee washroom

Potable water: surface – Lac Beauvert

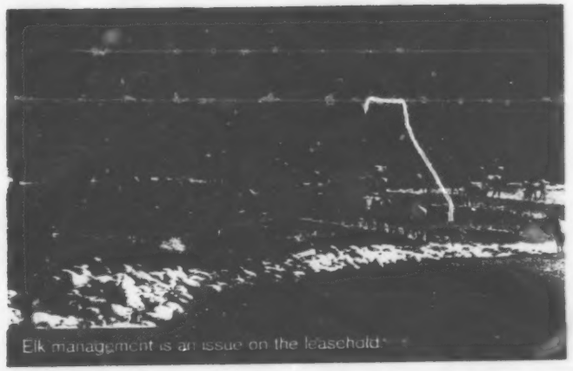
Energy: Alberta Power and two diesel generators for back up, natural gas for heat

The approach roadway and sense of entry to the resort requires improvements

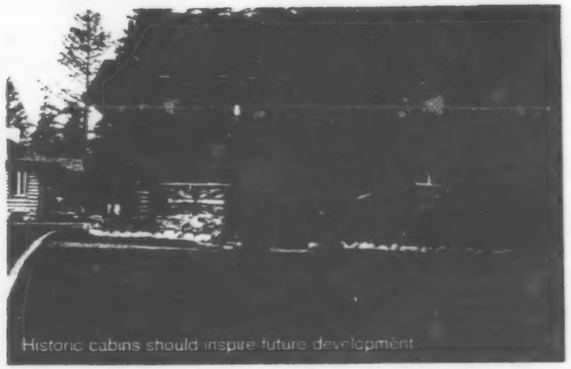
Golf course fencing restricts wildlife and is a visual detraction

Some services are unscreened

The existing Belvedere Deck and boat house



Elk management is an issue on the leasehold



Historic cabins should inspire future development

LEGEND

- new guest facilities
- renovated guest facilities
- new staff facilities
- renovated staff facilities
- operational services
- public facilities
- approximate current lease boundary
- areas given back to the Crown
- additions to OCA leasehold
- reclaimed areas/new plantings

JASPER PARK LODGE

EXISTING CONDITIONS AND KEY ISSUES

1. The size of the development on the leasehold and the fact that the golf course is fenced has significant impacts on animal movement and habitation. The core area of development is densely populated and is effectively a small town.

2. New cabins and services lack screening.

3. Non-native turf grass is used throughout the development. The use of turf and exotic species in and around the buildings and on the golf course attract a great number of elk. In the past, there have been many human/animal conflicts.

4. The leasehold is known to be in an extremely important regional wildlife movement area.

5. The golf course has been fenced since the 1920's. However, the fencing is unattractive and seriously inhibits wildlife movement through the site. This is a serious blockage within the three valley confluence landscape.

6. There are a variety of styles of accommodation that have been constructed at different times. The architectural style and colour of the newer cabins is inconsistent with the main lodge and the historic older cabins.

7. The current operators of JPL have been very successful in maintaining the older cabins and are appropriately redesigning new cabins influenced by the historic older style.

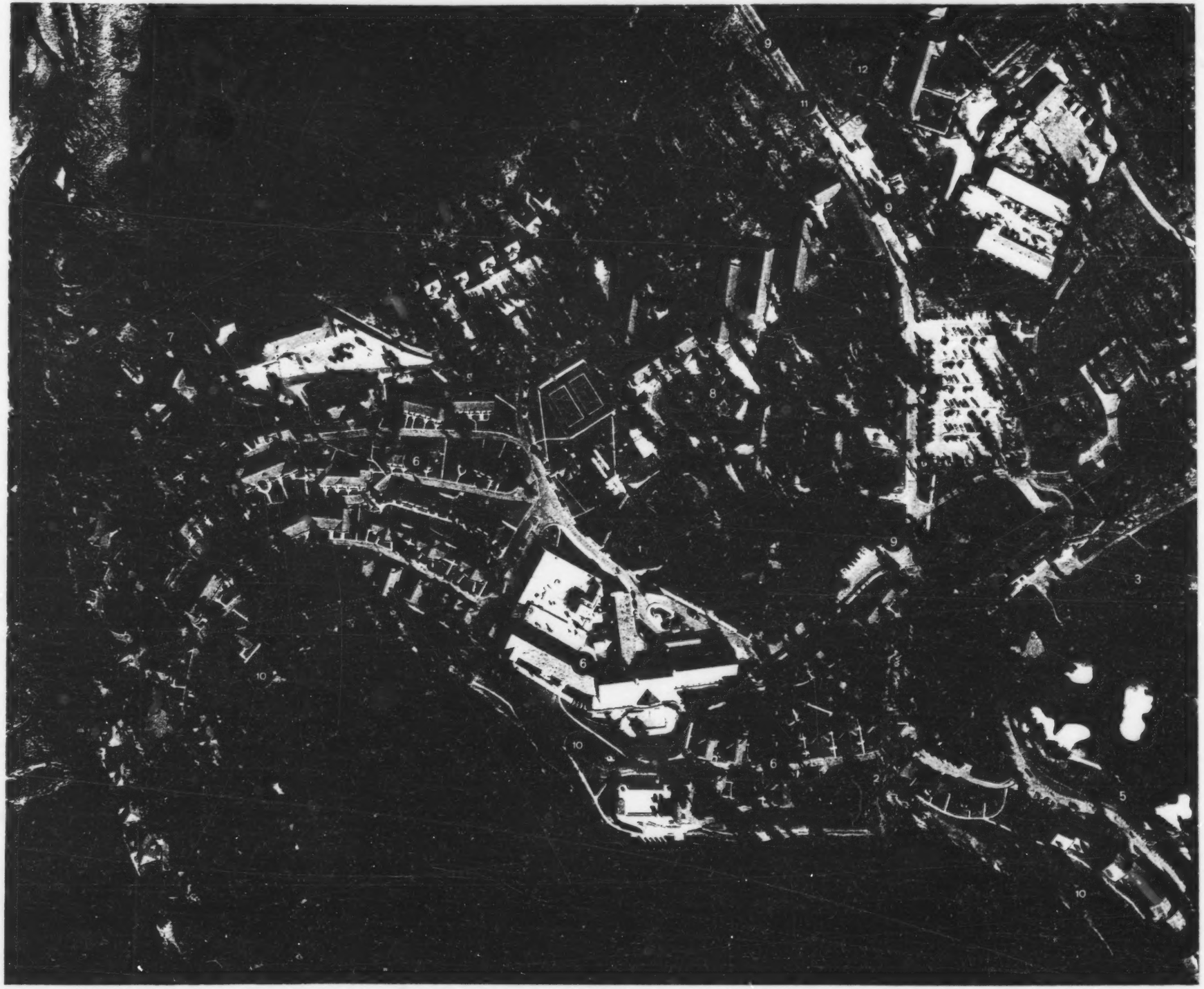
8. Staff accommodation is inadequate and must be upgraded.

9. The entry roadway and the buildings along the approach sequence require enhancement to improve the sense of entry to the resort.

10. The overall design of the pedestrian pathway system lacks consistency and definition. This has caused some erosion around the lake and through the developed areas of the leasehold. There is concern that the uncontrolled movement of people will also negatively impact the undeveloped sections of the leasehold.

11. Lighting on the site is excessive, especially along the access road. Replace with sharp cutoff luminaires.

12. The highly visible riding stable fencing requires replacement.



JASPER PARK LODGE

GUIDELINES

1. Remove ALL fencing around the golf course to improve wildlife movement. This must be done within three years in concert with the implementation of a general elk management plan for the three valley confluence landscape.

2. Wildlife should be excluded from the resort by the installation of wildlife fencing on the immediate perimeter of the core development.

3. Significantly reduce the size of the leasehold.

4. Rehabilitation of Lac Beauvert by removing non-native fish species and reintroduction of native fish stocks.

5. The Old Fort Point access road from Highway 93A should be gated at both ends and should remain closed permanently except for emergency use.

6. Develop a comprehensive landscape plan for the resort. Replace all non-native plants with native species.

7. Develop a lighting plan for the resort emphasizing the "Dark Sky" concept. Reduce light pollution through removal of light standards, particularly around the lake and along the access road, and the replacement of existing fixtures with sharp cut off, naturally colour balanced, pedestrian scale luminairies.

8. Implement seasonal restrictions on type and extent of guest activities. Opening and closing dates as well as hours of operation for the golf course will be established to minimize interference with wildlife movement.

9. Construct new staff accommodation to meet minimum standards. Although the vast majority of proposed staff accommodation is to meet the existing short fall, the new development in commercial accommodation implies an increase in approximately 100 staff member.

10. The location of the staff housing development should reduce the ecological impact of construction by consolidating the development on previously disturbed land where possible. Development footprint should be minimized.

11. Restore the existing log staff accommodation constructed in the 1930's and convert them to additional guest units to a maximum of 4,560 m². This corresponds to approximately 85 new units.

JASPER PARK LODGE

12. Remove the remaining six existing, more recently constructed, staff buildings and reclaim landscape to improve the sense of entry to the property and views from redeveloped guest units.

13. Construct a hotel services building (restaurant, small meeting space) of a maximum size of 800 m².

14. No expansion to the golf course, practice greens or other golf related facilities.

15. Conversion of the Belvedere deck to a health centre. This redevelopment would replace the exiting BBQ facility and be constructed on the existing footprint. Details from the original development on the site should influence new construction. Critical views from the lodge and grounds must be maintained.

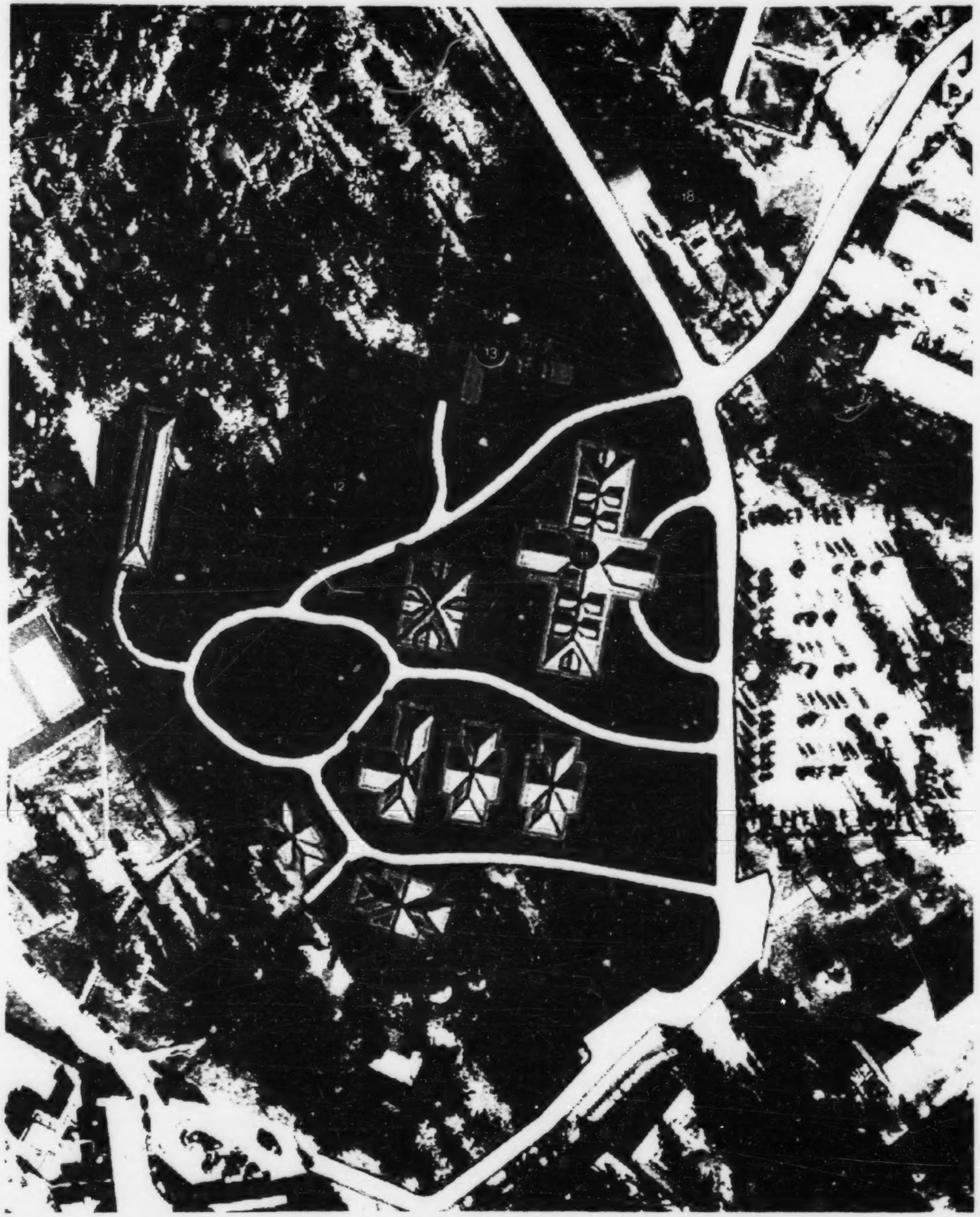
16. The existing outdoor barbecue facility at Trefoil Lake may be upgraded to provide shelter for outdoor functions. The new structures should be rustic and be designed as four to six covered picnic structures to accommodate seating for a total of 150 people. The development should be built on existing disturbed area and all trees should be retained. Combined maximum area of structures to be 500 m², excluding required pump out washroom facilities. Proper footpaths, railing and fencing will be installed to reduce impact of visitors on vegetation.

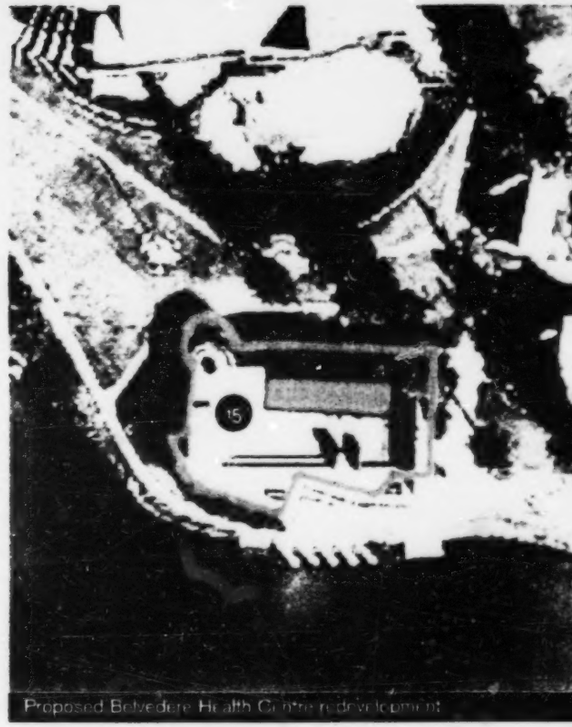
17. Improve corral and stable facilities through the construction of a round-wood corral and increased screening from the entry road.

18. Increase screening of existing fuel station from the entry road. Consider removal or relocation.

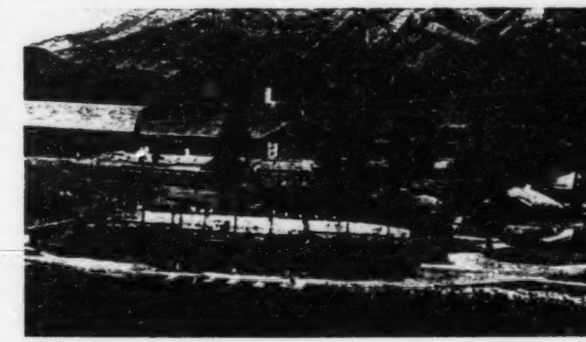
19. All new guest accommodation redevelopment should be consistent with, or influenced by, the architectural style of the Point Cabin and the historic Jasper Park Lodge. The original development should be used as a precedent for colours, materials and form (similar to the most recent cabin redevelopment, completed in 1998).

20. Jasper Park Lodge should contribute to the upgrade of the Jasper sewage facility.

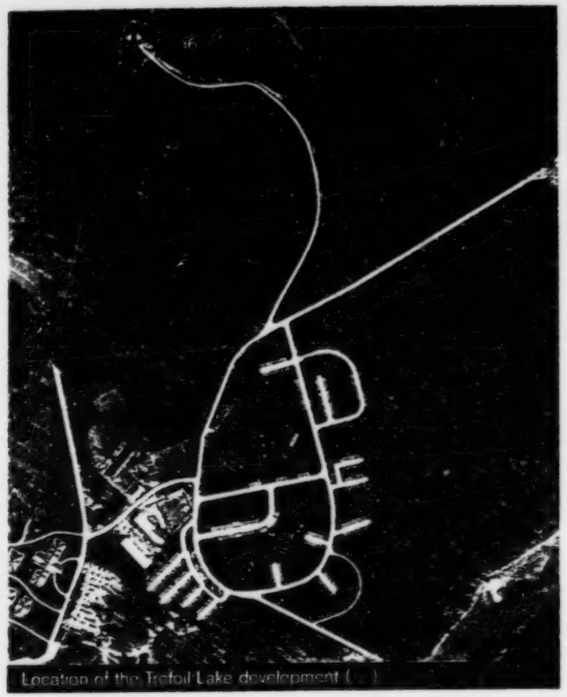




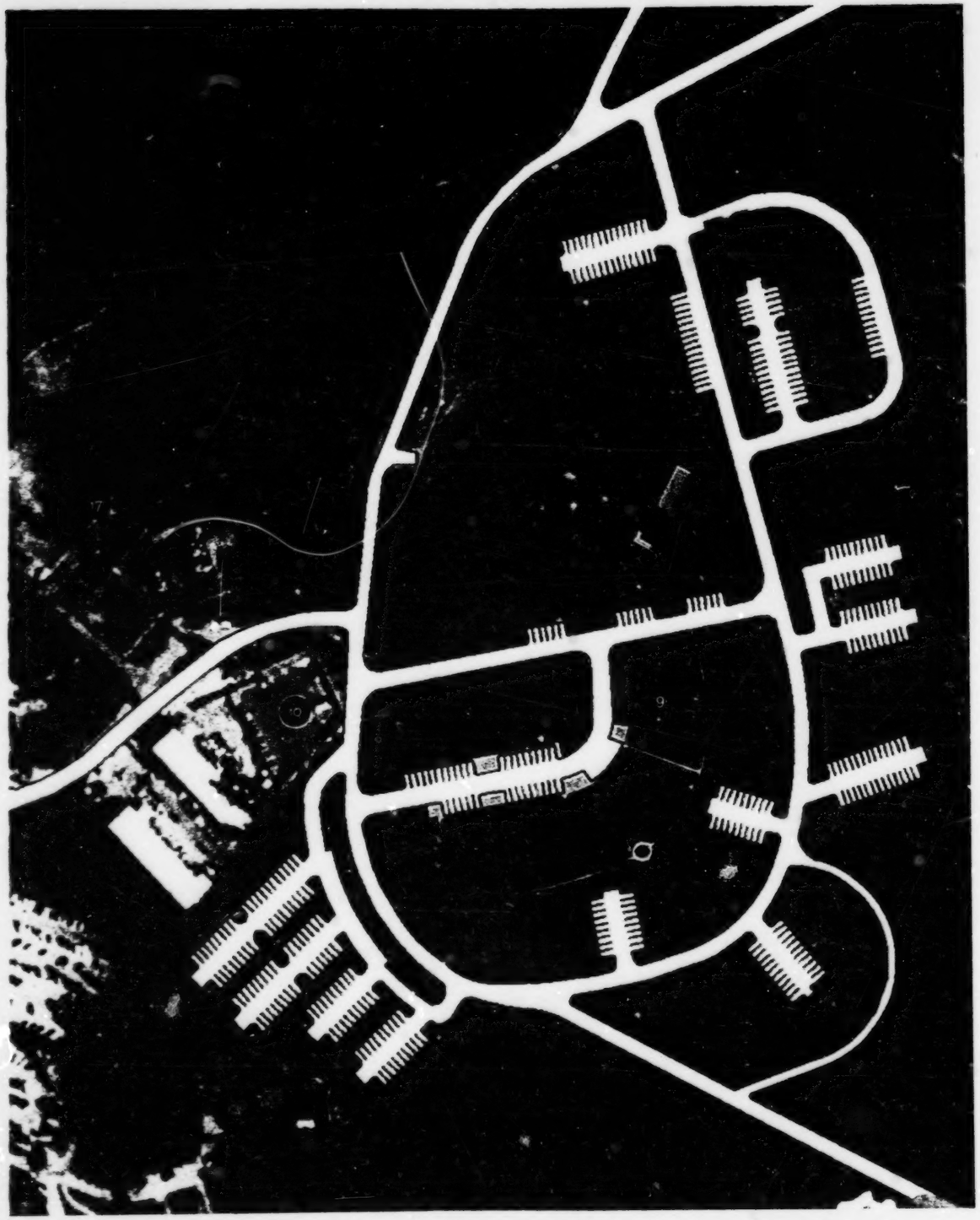
Proposed Belvedere Health Centre redevelopment

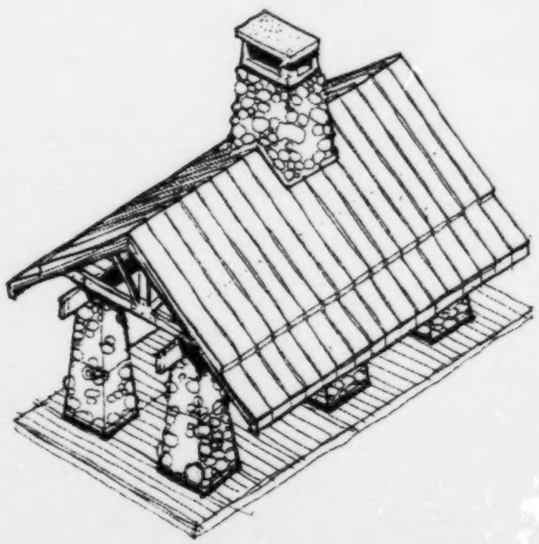


The original Belvedere deck and swimming pool at Lac Beauvert



Location of the Trefoil Lake development ( )





Prototype for the proposed picnic shelters at Trefoil Lake

JASPER PARK LODGE

SUMMARY

Additional m² commercial development: 5,860

Future total m² of commercial development: 21,653

Additional m² staff accommodation: 9,922

Future total m² staff accommodation: 14,700 (dorm) + 803 (senior staff)

Additional units for overnight accommodation: 85

Future total units for overnight accommodation: 531

Additional guest capacity: 190

Future total guest capacity: 1,254

POTENTIAL FUTURE DEVELOPMENT

- Construction of replacement staff accommodation for a maximum of 735 people in the general location indicated.
- Adaptive reuse of the original 1930's staff housing to provide an expansion in overnight guest capacity by approximately 190 people or 85 units. The additional overnight accommodation will not exceed 4,560 m².
- Removal of the six more recently constructed staff buildings and the construction of 800 m² building in the same area (as indicated) to be used for hotel guest services.
- Construction of picnic structures at Trefoil Lake in the form of four to six covered shelters, not to exceed 500 m² in combined building footprint.
- Redevelop the Belvedere deck at the edge of Lac Beauvert as a health centre, retaining footprint of existing development.

CONDITIONS OF DEVELOPMENT

- Removal of all fencing around the golf course within three years. No new guest accommodation or commercial development will be permitted until the fence is removed.
- A substantial reduction in the size of the leasehold (at least 30%).
- Improvements to staff housing.
- Reuse of 1930's staff cabins.
- Removal of the remaining staff accommodation buildings.
- Development and implementation of a landscape plan.
- Contribution to the Jasper town site sewage facility.
- Rehabilitation of Lac Beauvert fish fauna.
- Substantial contribution to regional wildlife connectivity study/plan.

MALIGNE LAKE DAY LODGE

While not a overnight accommodation, the Maligne Lake Day Lodge was included in the review. The existing facilities and the proposed expansion were assessed based on the current levels of visitation to the area. The review did not address whether this level of visitation is appropriate.

Location: The Maligne Lake Day Lodge is located adjacent to Maligne Lake at the south end of the Maligne Lake access road, 48 km from Jasper.

Historical Significance: People began their tours of Maligne Lake via packtrain as early as the 1920's. The two original structures at the shore were constructed by two prominent outfitters: Frank Brewster and Curly Phillips. Frank Brewster built a permanent camp site on a hill overlooking the lake in 1925 and in 1927. Curly Phillips built his camp slightly to the east and closer to the shore. The remaining structures from this era have been recognized as having significant historic value. The facility that is currently used as the main day lodge was built in 1977 and expanded in 1998.

General Description: Maligne Lake is a very high day use area outside Jasper. The day lodge facility is managed by Maligne Tours Ltd. who operate boat tours, horse back riding, guided fishing and cross country skiing at the site. The day lodge provides washroom facilities, a restaurant, an outdoor eating area, a series of decks and a gift shop. Other facilities on site include a ticket office, a boat house and docks, a horse corral, and staff accommodation. There are hiking and walking trails around the lake and interpretive displays at the shore. Parking is contained in three large lots that are maintained and regulated by Parks Canada.

Lease area: 0.971 ha

Season of Operation: summer only

Ancillary services: restaurant, gift shop, boat tours, boat rentals, guided fishing, horseback riding, cross country skiing, and a shuttle service to Jasper

Total m² of commercial development: 1,818 (750 in lodge)

Total number of staff: 85

Total number of staff accommodated on site: 12

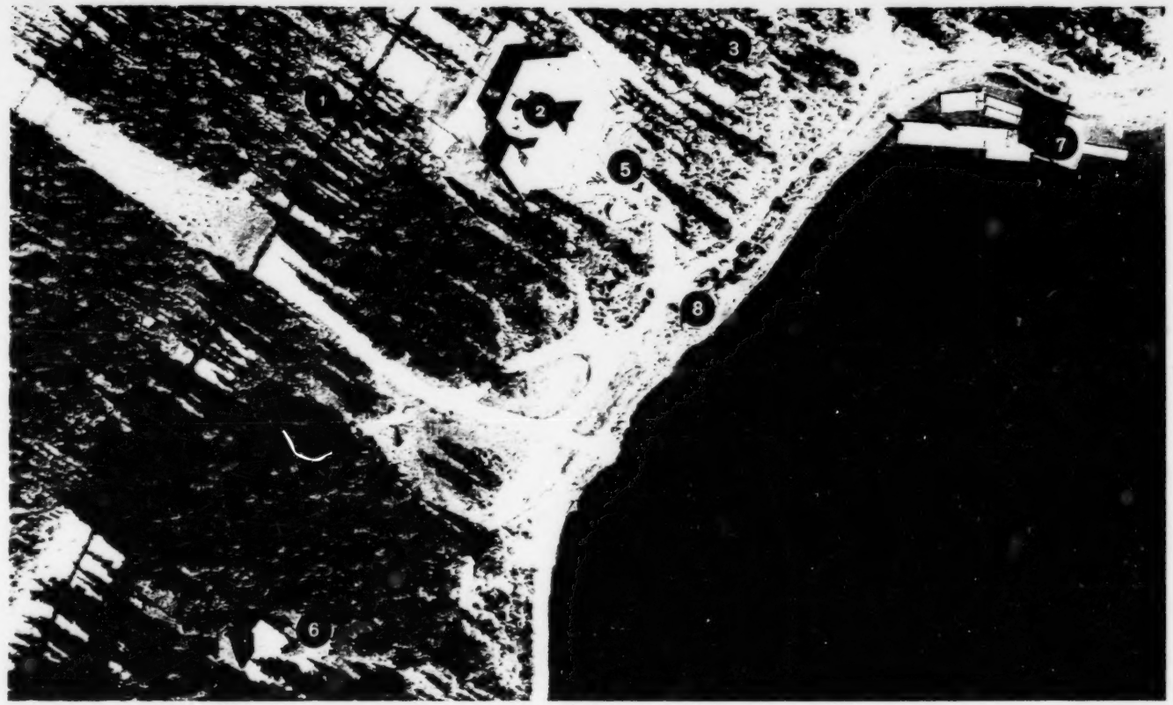
Total m² of staff accommodation: 696 (50 in lodge)

Lease expiration date: 2015

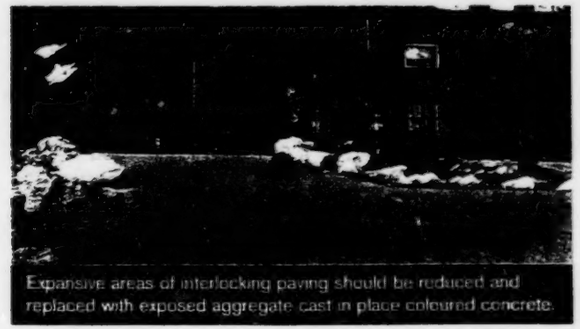
Sewage system: Parks Canada lagoon

Potable water: Parks Canada system

Energy source: diesel generator

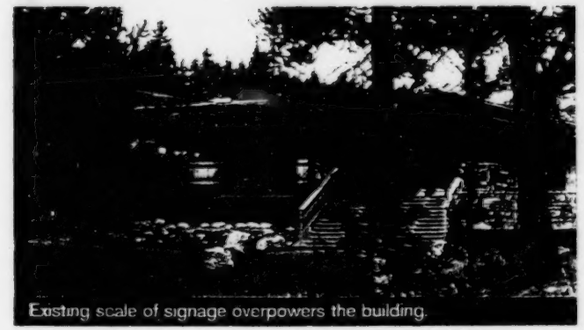


Extensive deck area allows outdoor seating for day users.


Expansive areas of interlocking paving should be reduced and replaced with exposed aggregate cast in place coloured concrete.

EXISTING CONDITIONS AND KEY ISSUES

1. The day lodge is located very close to the road so that it is highly visible. The services are located at the back of the building and are not screened.
2. The octagonal design of the main building is inefficient.
3. The entry to the site is not well defined. As visitors move from the parking lot to the day lodge, instructional and interpretive signage is minimal.
4. Pedestrian movement is not well defined. The high volume of people visiting the site is increasing problems of degradation and erosion of pathways and areas off the designated trails.
5. Decking around the day lodge appropriately provides outdoor seating and eating areas but could benefit from redesign.
6. The Brewsters cabin has been designated as a heritage site and is being considered for restoration. The style, colour and materials used are very attractive and representative of original mountain architecture. This building should provide the precedent for the new lodge replacement.
7. The boathouse has been recognized as being a historically significant building.
8. The interpretive panels are not representative of the surroundings and are not well positioned.
9. Although the facility is closed in the winter, the road remains open to provide access to cross country skiing and snowshoeing that are sold as tour packages. The cleared road is being used by wolves to access winter caribou range in the Maligne Valley.
10. The topography of the valley raises concerns about sewage treatment and contamination from diesel generators. The sewage lagoon effluent standards do not meet the target standards established by Parks Canada. There are noise problems caused by the generators.


Existing scale of signage overpowers the building.

The Brewster Chalet provides a precendent for new development.

The historic boathouse is an important cultural resource.

GUIDELINES

1. No overnight guest accommodation in the Maligne Lake area.

2. Replacement of existing day lodge building to accommodate the following:
   - existing uses/space (office, gift shop, washrooms, cafeteria, storage) in existing building (750 m²)
   - replacement staff apartment (50 m²)
   - new dining area (160 m²)
   - driver lounge (50 m²)
   - additional cafeteria seating (50 m²)
   - additional washrooms (140 m²)
   - lobby space (70 m²)
   - manager's suite (80 m²)
   - 2 staff apartments (50 m² each – total 100 m²)
   - storage space (100 m²)
   - addition to gift shop (100 m²) conditional upon removal of existing gift shop (90 m²) in log ticket building

3. The total gross floor area of the new building must not exceed 1,700 m² including developed basement space but excluding exterior deck space. Total footprint of the building is not to exceed 850 m² and should be located on existing building site. Building is to be two storeys including an occupied roof.

4. Entire development to be barrier free.

5. Manager's suite/staff apartments to be located in occupied roof of new building.

6. Architecture of new building to be consistent with identified Design Requirements and utilize natural log to be consistent with the Brewster Chalet.

7. Redeveloped outdoor eating/sitting areas should be consistent with architectural details of the new building and provide a stepped transition to the lakeshore.

8. Limit service access to day lodge building to 4 m one way service road. No access to buses or other non-service vehicles. Screen all service functions.

9. Provide additional tree and shrub planting between Maligne Lake Road and the new day lodge.

10. No additional site disturbance (build on disturbed sites only).

11. No additional surface parking.

12. Minimize exterior lighting.

13. Provide a coordinated carved and painted wooden signage system. Maximum size of individual identification signage on buildings not to exceed 2 m².

14. Protect the log ticket office. Building relocation is unnecessary. Replace new windows to match historic.

15. Gift shop space currently located in the log ticket office (original Curly Phillips camp) should be replaced with additional office space.

16. Restore the interior and adaptively reuse the Brewster Chalet as a restaurant/teahouse. The location of the building must be maintained. Should a concession agreement be granted to Maligne Tours Ltd. for the commercial operation of the the Brewster Chalet, there should be a corresponding reduction in the area of the new day lodge building. The process for granting the concession must be open and fair. Parks Canada should seek public input before designing the process.

17. Designs/modifications of all heritage structures to be approved by conservation architects of Parks Canada.

18. Research original boat house design. Restore to original condition including roof and colour.

19. New dock designs should predominantly be wooden including railings (metal gangways permitted).

20. Reclaim vegetated areas that have been damaged by human use.

21. Improve definition of pathways to reduce erosion, particularly between the parking area and the day lodge. Existing unit paving material to be replaced with coloured exposed aggregate concrete. No covered walkways to be provided.

22. Replace interpretive displays (interior and exterior) in cooperation with Parks Canada.

23. No expansion to service compound buildings (including boat storage and service buildings).

24. Ensure drainage from horse corrals is properly contained/treated.

25. Ensure all buildings in service compound are painted dark colours to minimize visual impact from distant trails.

26. Consider mini hydro electric source or propane fueled generators as replacement for diesel generator. The highest standard of fuel storage at the site must be ensured.

MALIGNE LAKE DAY LODGE

SUMMARY

Additional m² commercial development: 720
Future total m² of commercial development: 2,538
Additional m² staff accommodation: 180
Future total m² staff accommodation: 876
Additional guest capacity: 0
Future total guest capacity: 0

POTENTIAL FUTURE DEVELOPMENT

- An increase of 900 m² to a total of 1,700 m² as a replacement building for the existing day lodge.
- Conversion of the Brewster building for commercial or interpretive use.

CONDITIONS OF DEVELOPMENT

- Any additional development must be a replacement of the existing day lodge building. Additions to the existing building will not be considered.
- Construction restricted to approximate footprint of existing day lodge and exterior terrace area.
- Restoration of the Brewster building.
- In cooperation with Parks Canada, conversion of existing sewage treatment to tertiary plant.
- Conformance with Design Requirements in OCA Guidelines.
- Spirit Island sewage treatment converted to pump out system maintained by Maligne Tours Ltd.
- Preparation and implementation of a Tour Boat Management Plan which addresses number of boats, frequency and daily timing of tours, and mitigation of conflicts with other lake users.
- Preparation and implementation of a heritage tourism strategy.
- Proper sound proofing of diesel generator, if not replaced by hydroelectric generation.

PYRAMID LAKE RESORT

Location: Pyramid Lake Resort is located 6 km from the town of Jasper on the Pyramid Lake Road. The Resort development is built on a steep site and is separated from the shore of Pyramid Lake by the access road.

Historical Significance: The site was the location of a community dance hall that was constructed in 1928. The original accommodation development was built between 1958 - 59. Most of these buildings have since been redeveloped or removed.

General Description: Pyramid Lake Resort is the only OCA in Jasper National Park that operates year round. The development is comprised of seven 8-plexes constructed over the last twelve years, 4 duplex bungalows, and a main building with the office, restaurant and staff accommodation. The buildings are connected by a wide roadway and parking area. The operator has a dock and boat rental operation at the lakeshore. Although the slope of the site provides a view of the lake from almost every unit, it could also have environmental and structural impacts.

Lease area: 1.46 ha

Season of operation: year round

Ancillary services: restaurant and patio, gift shop, canoe and row boat rentals

Total m² of commercial development: 2,602

Total number of units for overnight accommodation: 64

Maximum occupancy: 172

Total number of staff: 22

Total number of staff accommodated on site: 7

Total m² of staff accommodation: 249

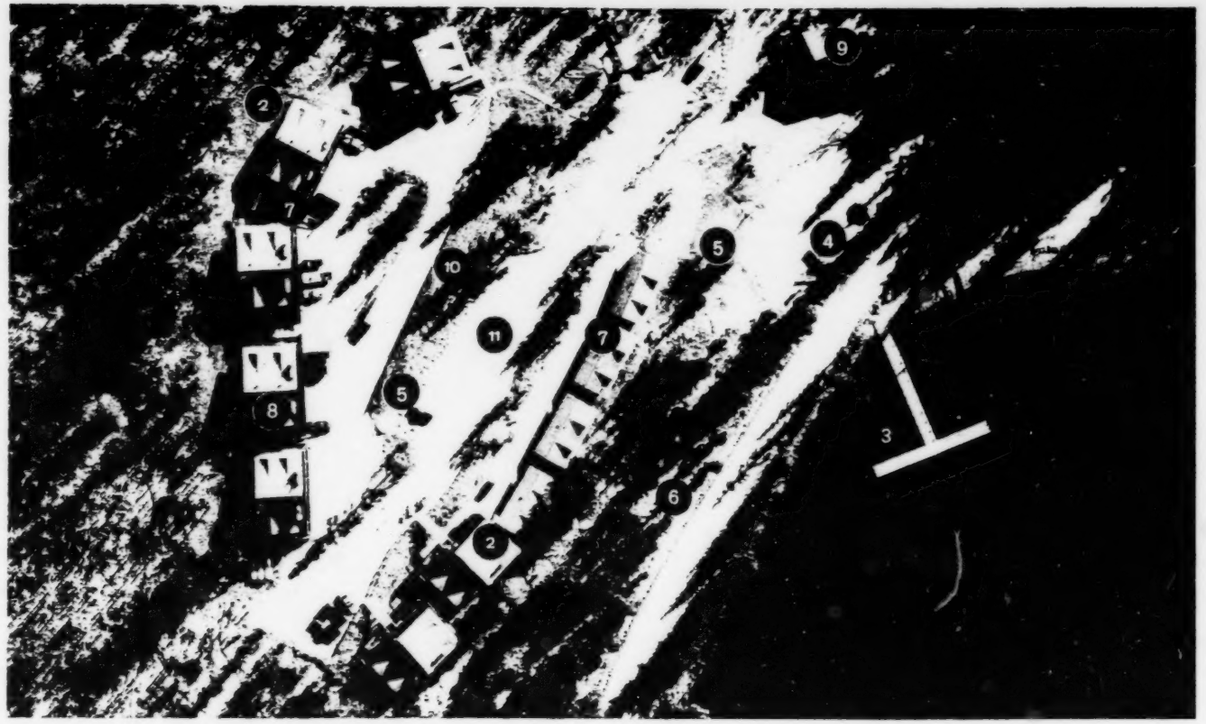
FAR: 0.152

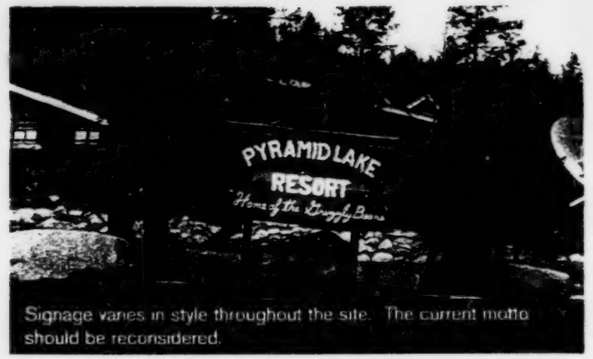
Lease expiry date: 2012

Sewage system: pump & truck to Jasper

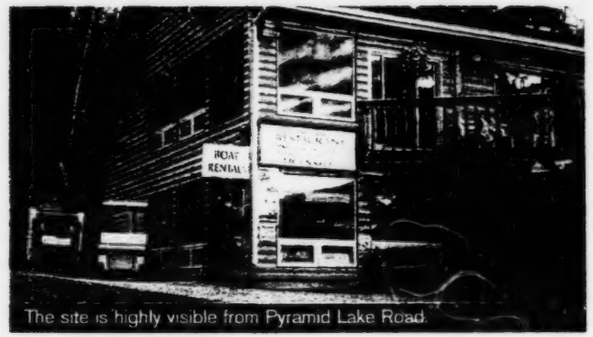
Potable water: two wells on site (only one is currently used)

Energy source: Alberta Power and a propane back-up generator





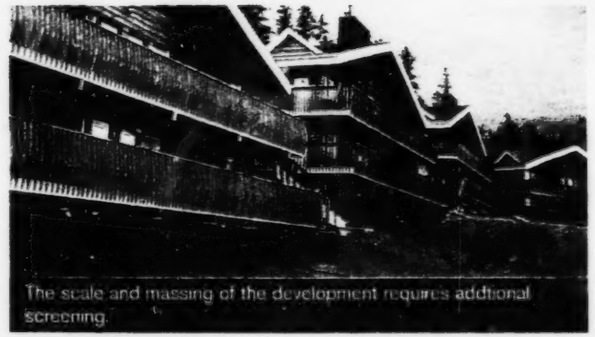
Signage varies in style throughout the site. The current motto should be reconsidered.

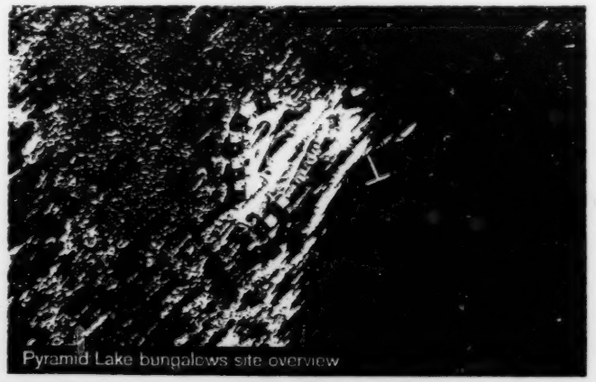


The site is highly visible from Pyramid Lake Road.

EXISTING CONDITIONS AND KEY ISSUES

1. Pyramid Lake Resort is built within a rare ecosite.
2. The site slopes steeply towards the lake. All existing cabins have been constructed on the hillside.
3. Pyramid Lake is a heavily used day-use area. Guests of the OCA have water access across Pyramid Lake Road. Canoe and boat rentals are provided by the operator.
4. The limited public parking at the lake creates a conflict between day use and overnight guest use of the waterfront facilities.
5. The vegetation on the site is predominantly non-native grass.
6. Screening of the site from the road is insufficient. Extensive planting is required.
7. The new and old architectural styles used on the site are inconsistent.
8. The size and scale of the 8-plex structures and the lack of sufficient landscaping tends to overwhelm the small site.
9. The existing staff accommodation provided on site is insufficient.
10. The metal guardrail between the upper row of 8-plexes and the hillside is unattractive and inappropriate.
11. The paved roadway and parking areas are extensive and unsightly. In most cases, there is no separation between the buildings and the pavement.
12. Sewage is currently trucked from the site to the sewage treatment plant in Jasper.
13. Motorized boats on the lake create unnecessary noise and other pollution. The new operators have helped to reduce the problem by discontinuing motorized boat rentals.


The scale and massing of the development requires additional screening.


Pyramid Lake bungalows site overview

Water access for guests of the OCA and the general public.

GUIDELINES

1. No increase in the total area of commercial development dedicated to accommodation. Redevelopment of the existing four duplex units into three four-plexes for an increase of 4 units and a total of 220 m². Total capacity will be reduced by 8 people.
2. Construction of an 824 m², two-storey restaurant and guest amenities building. Provide articulation of building facade to reduce the impact of the mass of the development.
3. Install a tertiary sewage treatment facility on site.
4. Revegetate the site and replace non-native plants, including horticultural turf, with native species.
5. Improved screening from the road and lake.
6. Consolidate and reduce paved areas.
7. Protect ALL tress on site.
8. Provide board walk to integrate restaurant/4 plexes and gazebo or pergola structure.
9. Redevelop existing restaurant/office as staff accommodation.

LEGEND

- new guest facilities
- renovated guest facilities
- new staff facilities
- renovated staff facilities
- operational services
- public facilities
- approximate current lease boundary
- areas given back to the Crown
- additions to OCA leasehold
- reclaimed areas/new plantings

PYRAMID LAKE RESORT

SUMMARY

Additional m² commercial development: 345
Future total m² of commercial development: 2,947
Additional m² staff accommodation: 478 (conversion of existing restaurant)
Future total m² staff accommodation: 728
Additional units for overnight accommodation: 4
Future total units for overnight accommodation: 68
Additional guest capacity: minus 8
Future total guest capacity: 164

POTENTIAL FUTURE DEVELOPMENT

- The previously approved expansion to the restaurant could proceed, but redesign is needed, utilizing greater articulation of the building as well as visual and pedestrian connections to new four-plexes.
- A redevelopment of the existing duplex buildings into three four-plexes would increase the total number of units in these buildings from 8 to 12 and decrease the total visitor capacity on the site.
- An increase in staff accommodation on site utilizing existing buildings.

CONDITIONS OF DEVELOPMENT

- Appropriate architecture and siting of the new restaurant building. The design should promote a sense of entry and screen the existing development from the road and the lake.
- Development and implementation of a landscape plan.
- Ensure that the view to the lake from the rear of the site is maintained.
- Redevelopment of guest accommodation will be restricted to existing footprint.
- Installation of a tertiary sewage treatment plant on-site.

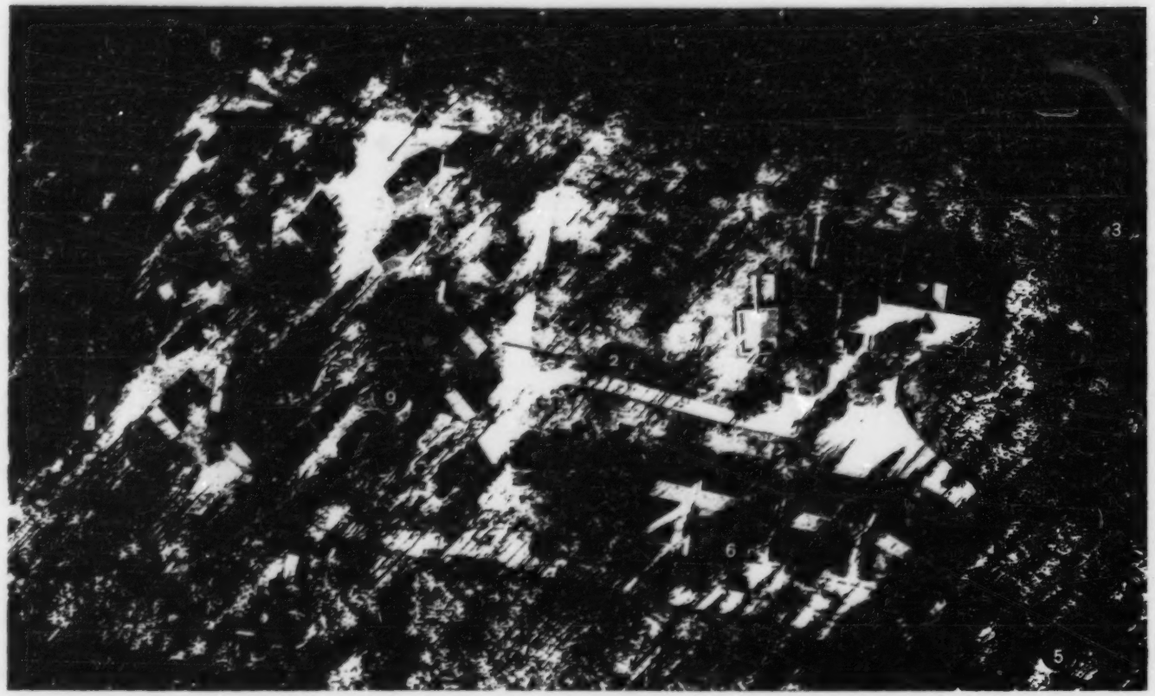
PATRICIA LAKE BUNGALOWS

Location: Patricia Lake Bungalows is located near the shore of Patricia Lake, 4.5 km west of Jasper along the Pyramid Lake Road.

Historical Significance: The site was originally established as part of a relief project during the depression. By World War Two, the campground had been developed as a Canadian Military Base and the site for Project Habbakuk. This top secret project was initiated to construct a barge made of ice and wood pulp to create a larger and resilient aircraft carrier. Although partially successful, the barge was never used, and instead was sunk to the bottom of Patricia Lake in 1943. Four log cabins from the Habbakuk time still exist at Patricia Bungalows. One cabin has been restored as a guest unit and the other three are currently used as staff accommodation.

General Description: Patricia Lake Bungalows is one of the more affordable outlying accommodation facilities in the national parks. There are a variety of types of units available including cottage units, family suites, a restored log cabin, and two-bedroom cabins dispersed throughout the site.

Lease area: 2.44 ha
Season of operation: summer only
Ancillary services: on-site laundromat and outdoor hot tub
Total m² of commercial development: 1,785
Total number of units for overnight accommodation: 37
Maximum occupancy: 146
Total number of staff: 12
Total number of staff accommodated on site: 12
Total m² of staff accommodation: 145
FAR: 0.051
Lease expiry date: 2009
Sewage system: septic field on a license of occupation
Potable water: treated surface source - withdrawn from Patricia Lake
Energy: Alberta Power and propane generator



The light colour of the buildings increases visibility from off site

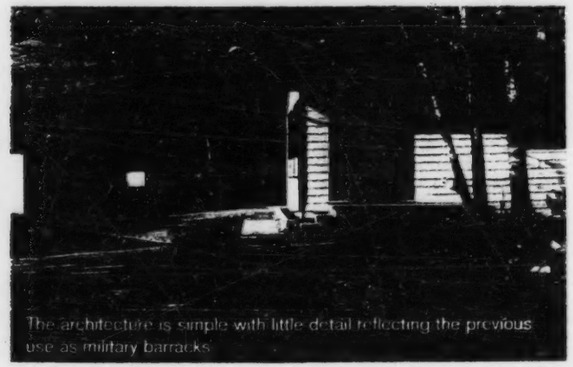
Units would benefit from additional architectural detail

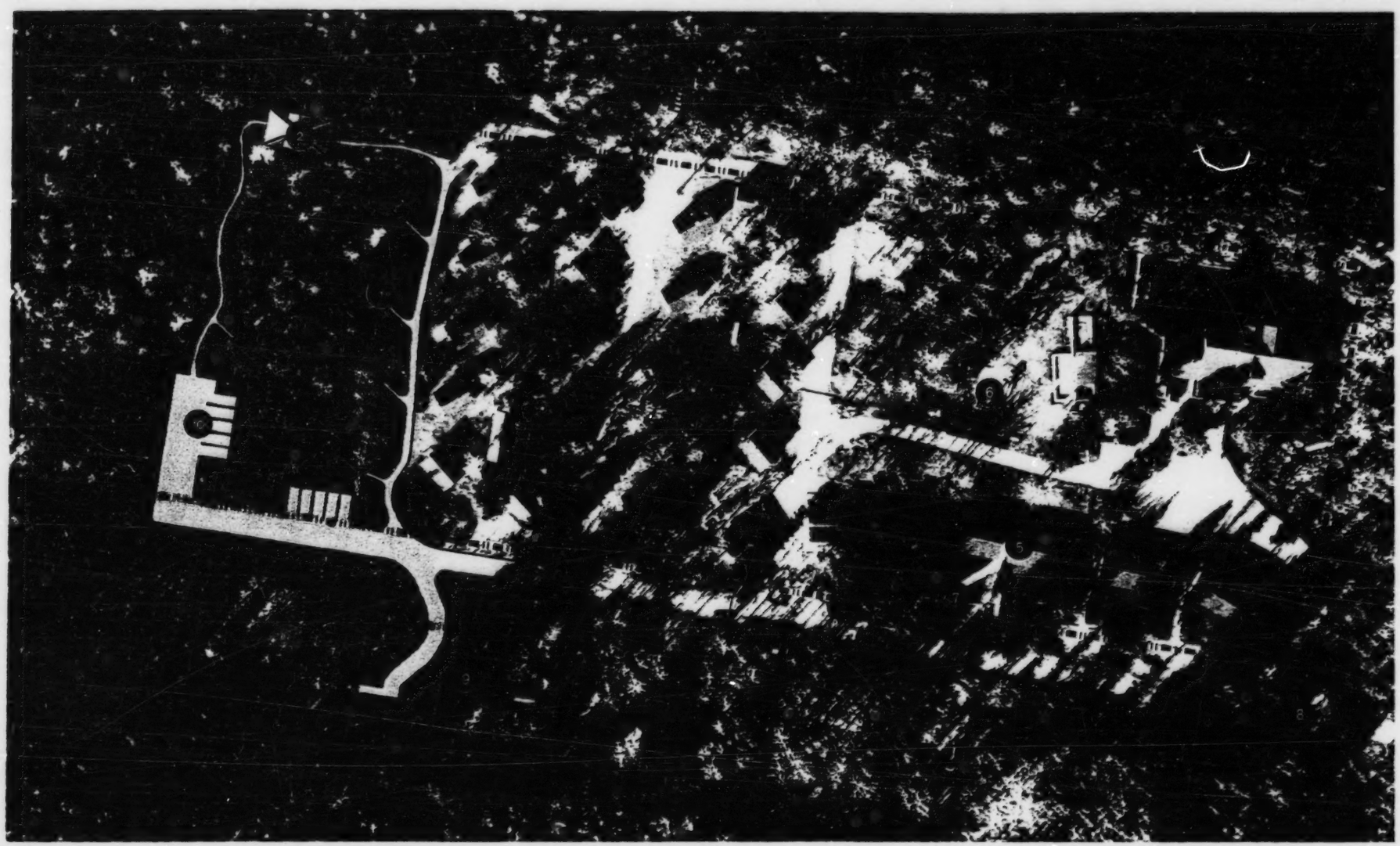
EXISTING CONDITIONS AND KEY ISSUES

1. Patricia Lake Bungalows is constructed within a rare ecosite.
2. The developed portion of the site is not heavily vegetated and the ground cover is predominantly turf grass. The operators are currently taking steps to increase planting and naturalize the site.
3. The dense forest surrounding the leasehold creates a high potential for wildfire.
4. The area through the OCA is a known wildlife movement corridor.
5. The narrow access lane is appropriate in scale and provides a positive sense of entry.
6. The buildings have been painted an off-white, with red and green trim. The light colour of the buildings makes them highly visible in the landscape.
7. Water is pumped from Patricia Lake. A small shelter has been constructed as a pumphouse at the lake shore.
8. The recently expanded septic field is inadequate and performing poorly. The septic area is surrounded by a tall and very obtrusive fence on an adjacent license of occupation.
9. The propane tanks are highly visible and located close to the cabins.
10. Area previously developed with military cabins.

Much of the site is vegetated with non-native grass

Patricia Lake Bungalows site overview


The architecture is simple with little detail reflecting the previous use as military barracks



PATRICIA LAKE BUNGALOWS

SUMMARY

Additional m² commercial development: 495
Future total m² of commercial development: 2,280
Additional m² staff accommodation: 145
Future total m² staff accommodation: 290
Additional units for overnight accommodation: 10
Future total units for overnight accommodation: 47
Additional guest capacity: 27
Future total guest capacity: 173

POTENTIAL FUTURE DEVELOPMENT

- A maximum of 10 additional units or 300 m² dedicated for accommodation and an increase in guest capacity to a total of 173 people.
- The development of a 95 m² building for common meeting space and guest amenities constructed on the existing building footprint.
- Shop/storage/laundry building with a maximum gross area of 100 m².
- Additions to staff accommodation as required.

CONDITIONS OF DEVELOPMENT

- Upgrade existing sewage treatment facility to tertiary treatment.
- Protection/enhancement of existing natural landscape.
- The additional 10 units shall be placed on previously disturbed land.
- Upgrade of water treatment.

GUIDELINES

1. The development of an additional 10 units, to be consistent in architectural style with the recently constructed duplex unit. The new 10 units should be built as individual cabins, duplexes or triplexes, but no larger.
2. Redevelopment of existing staff building as a common meeting building. Architectural style shall be log, utilizing details from the original log buildings on the site. It should be pedestrian access with the exception of service vehicles on a very narrow access roadway (maximum 3 m wide).
3. Upgrade existing sewage treatment to a tertiary system.
4. Upgrade the quality of water treatment to filtration or UV system that meets designated Parks Canada standards.
5. Utilize the suggested dark colour palette for the exterior of the buildings.
6. Naturalize the site by replacing non-native with native plant species. Prepare a landscape plan for the site to guide on-going improvements.
7. Increase screening of the development from the access road and the lake through additional planting.
8. Vegetation alongside the access road to the site should be protected to preserve the attractive sense of arrival. Right of way clearing (if any) should be approved by landscape architect.
9. Existing staff accommodation should not increase in footprint but may increase in gross developed space through the addition of a second storey.
10. Consolidate parking for new units. Promote pedestrian access to units.

LEGEND

- **new guest facilities**
- **renovated guest facilities**
- **new staff facilities**
- **renovated staff facilities**
- **operational services**
- **public facilities**
- **approximate current lease boundary**
- **areas given back to the Crown**
- **additions to OCA leasehold**
- **reclaimed areas/new plantings**

PINE BUNGALOWS

Location: Pine Bungalows is located adjacent to the Athabasca River, south east of the intersection of Connaught Drive and Highway 16. The site is accessed by a short public road.

Historical Significance: The site was originally established as a campground during the depression and was named the Cottonwood Campground. Pine Bungalows was built by Colonel T.J.A. Walkenden and his wife Naomi in 1936. The original cabins continue to make up the majority of the guest units available.

General Description: The Pine Bungalows site is forested with Lodgepole Pine and Douglas Fir. The site has been kept in a fairly natural state and has been designed so that the majority of the 80 units face the river. There are three types of accommodation units: older cabins, new cottages and motel units. The cabins and cottages are accessed by a series of gravel roads and parking is provided next to each unit.

Lease area: 4.09 ha

Season of operation: summer only

Ancillary services: public laundry

Total m² of commercial development: 4,480

Total number of units for overnight accommodation: 80

Maximum occupancy: 240

Total number of staff: 27

Total number of staff accommodated on site: 0

Total m² of staff accommodation: operator's residence

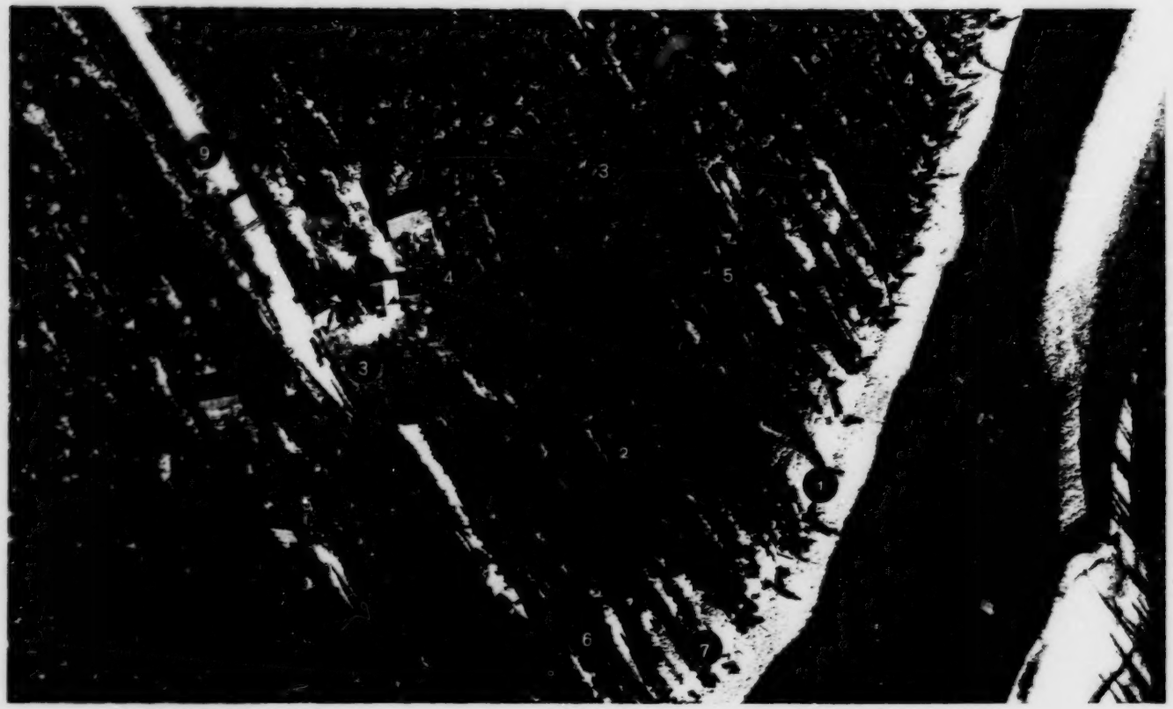
FAR: 0.110

Lease expiry date: 2008

Sewage system: Jasper town site

Potable water: Jasper town site

Energy: Alberta Power



EXISTING CONDITIONS AND KEY ISSUES

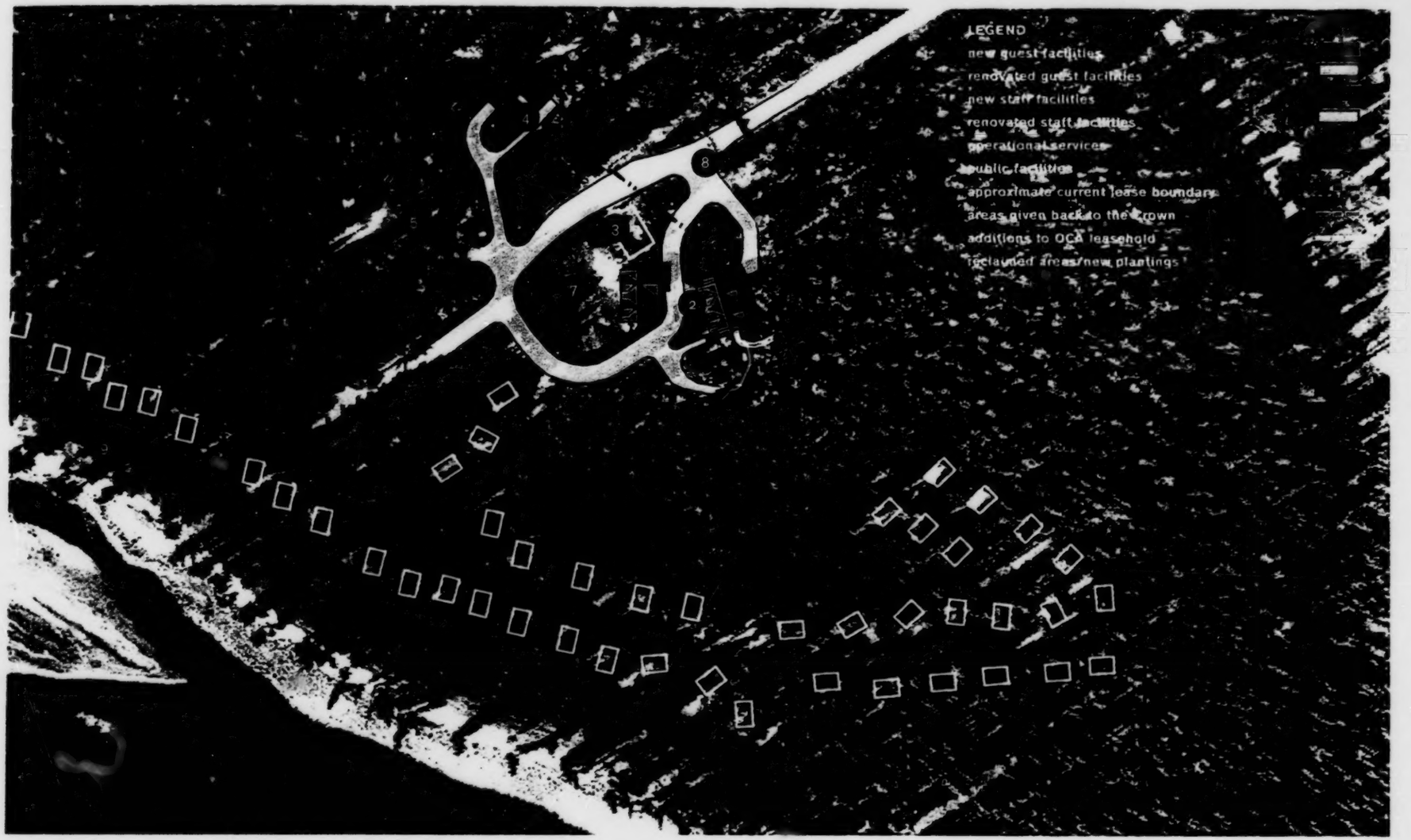
1. Pine Bungalows is located in a riparian area, next to the Athabasca River.
2. The existing development is primarily spread out along the river. Cabins are well sited and spacing is adequate.
3. Most of the vegetation on the site has been kept in a natural state. The tree cover has been well maintained and adds to the visitor experience. However, some exotic turf grass is used around the office and maintenance buildings.
4. The area along the river is important for wildlife movement. The site is an elk rutting and calving area.
5. The architectural styles of the new units and old units are inconsistent. The original cabins have a variety of interesting features, such as the use of log and stone. These cabins continue to exemplify the classic style of the older bungalow camps.
6. The existing road system that separates the bungalows from the river is off the leasehold.
7. The walking trails that are located at the edge of the leasehold and continue along the river are not marked or officially designated.
8. The signage at the intersection of Highway 16 is unattractive and does not effectively convey the character of development that exists.
9. The hydro poles and overhead electrical wiring are a visual detraction.
10. The operators have an excellent environmental management system and educational program in place. They were the 1998 winners of the Parks Canada "Park Environmentally Responsible Citizen" award for their recycling program.

Some older buildings on the site require upgrading or replacing.

Recent development is consistent with historic character

Appropriate character and materials for park accommodation

The site is an elk calving area



PINE BUNGALOWS

SUMMARY

Additional m² commercial development: 650

Future total m² of commercial development: 5,076

Additional m² staff accommodation: 108

Future total m² staff accommodation: 108 + operator's residence

Additional units for overnight accommodation: 10

Future total units for overnight accommodation: 90

Additional guest capacity: 20

Future total guest capacity: 260

POTENTIAL FUTURE DEVELOPMENT

- Relocation of office in new building not to exceed 50 m²
- Replacement and expansion of the two motel buildings to contain 20 (16 + 4) units. Individual building sizes are limited to existing building footprints. Building sizes not to exceed 600 m² gross floor area (two storeys) and 145 m² gross floor area (1 storey), respectively.
- A common area/guest dining facility shall be provided on the site of the existing laundry building. Not to exceed 235 m² gross floor area.
- Conversion or replacement of one of the modern cabin buildings with an interpretive/guest services building and one or more cabins for staff housing, with no increase in gross floor area.

CONDITIONS OF DEVELOPMENT

- Conversion of at least 2 two-bedroom units for staff accommodation.
- General landscape improvements.
- Removal of existing laundry building and 2 motel-type four-plexes.
- Removal or incorporation of existing shop.
- Close and reclaim roadway next to river.

GUIDELINES

1. No expansion to non-guest related services.
2. Redevelopment of the existing motel-type buildings for a net increase of 10 accommodation units. Replace the two existing four-plex buildings with 3 buildings containing a total of 20 small rooms and a common room/dining area.
3. Restoration of the main residence building, including the removal of the modern eastern wing.
4. Consolidate the public laundry in a redeveloped service and office building and remove the existing laundry structure.
5. Convert two of the existing two-bedroom cabins to staff accommodation. Over the next ten years, gradually convert 6 more of the two-bedroom units to staff housing.
6. Place overhead wiring underground as upgraded.
7. Replace non-native turf grasses and other exotic plants with native plant species.
8. Consolidate parking where possible.
9. Redesign the roadways to prevent cars from driving and parking between the river and the cabins. The section of the road by the river where cabins can be accessed from the back of the buildings should be reclaimed. Roads should be reduced to one lane only (3 m) in width wherever practical. Do not pave.

TEKARRA LODGE

Location: Tekarra Lodge is located at the confluence of the Athabasca and the Miette Rivers. The site entrance is accessed by Highway 93A, which connects Highway 93 with Highway 16. The development is situated on a bluff overlooking the two rivers.

Historical Significance: Tekarra Lodge was constructed in 1939. The bungalow cabins were gradually built between 1946 and 1951. Although there was some renovations and refurbishment in the early 1980's, the development consists of the original structures.

General Description: The Tekarra site is unique because of its location relative to the two rivers. The development consists of 42 individual cabins and 10 lodge rooms located over the restaurant. The units are connected by a winding narrow road and parking is provided beside each unit.

Lease area: 4.90 ha

Season of operation: summer only

Ancillary services: restaurant

Total m² of commercial development: 1,837

Total number of units for overnight accommodation: 52

Maximum occupancy: 180

Total number of staff: 16

Total number of staff accommodated on site: 12

Total m² of staff accommodation: 185

FAR: 0.053

Lease expiry date: 2014

Sewage system: Jasper town site

Potable water: Jasper town site

Energy: Trans Alta Utilities and propane generator

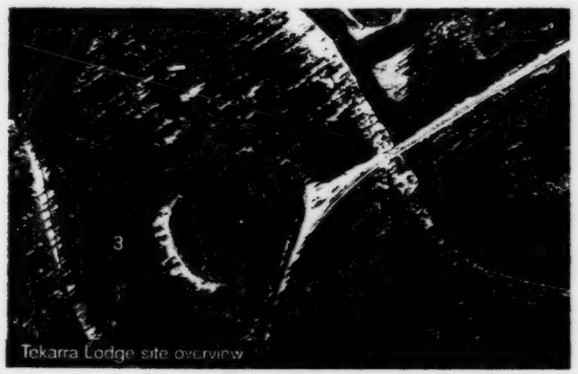
Landscaping on the site is predominantly native vegetation.

The historic character of the buildings has been preserved.

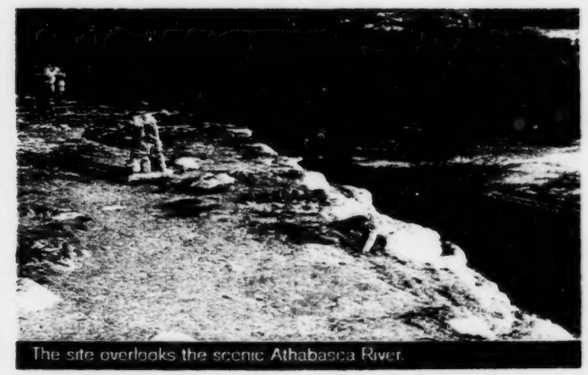
EXISTING CONDITIONS AND KEY ISSUES

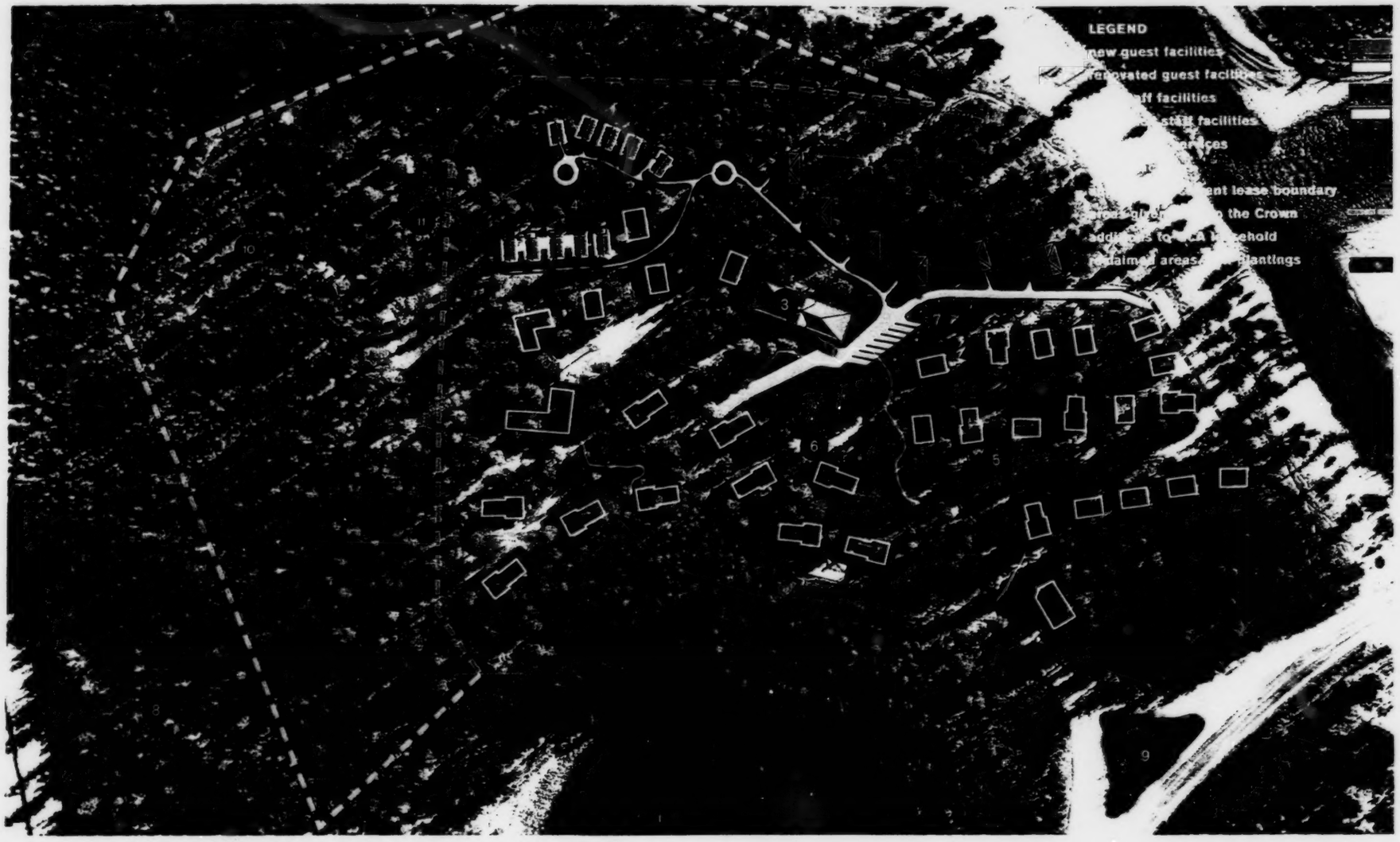
1. Tekarra Lodge is located in a riparian area, at the confluence of the Athabasca and Miette Rivers.
2. The operators have been successful in keeping the site natural. The vegetation on the site is predominantly Lodgepole Pine, Douglas Fir, native grasses and some turf. The natural tree cover on the site has been well maintained.
3. The area is considered to be in a strategic location for wildlife movement along the Athabasca and Miette Rivers. However, movement through the site itself is apparently limited.
4. The Tekarra site is an elk rutting and calving area.
5. The small cabins are appropriately spaced and well positioned on the site relative to the river.
6. The historic character of the cabins and restaurant have been appropriately preserved. The log and stone cabins are attractive and effectively represent the original bungalow camp.
7. The Athabasca River bank is very steep next to the Tekarra development and provides exceptional views of the river.
8. Pathways, roads and parking areas are defined and contained by stones.
9. The entry signage to the site does not appropriately represent the style of the development.
10. The majority of the development is not visible from the river.
11. Staff housing building/trailer design is inconsistent with the remainder of the development.

Roadways delineated with stones add to the character of the site.



Tekarra Lodge site overview


The site overlooks the scenic Athabasca River.



TEKARRA LODGE

SUMMARY

Additional m² commercial development: 450
Future total m² of commercial development: 2,287
Additional m² staff accommodation: 0
Future total m² staff accommodation: 185
Additional units for overnight accommodation: 6
Future total units for overnight accommodation: 58
Additional guest capacity: 21
Future total guest capacity: 201

POTENTIAL FUTURE DEVELOPMENT

- An increase of 6 new cabin units (not to exceed 55 m² each for a total of 330 m²) .
- Replace 10 guest rooms in the lodge with 10 small cabin units not to exceed 30 m² each. Convert the guest rooms to staff accommodation.
- A maximum increase in gross floor area dedicated to overnight accommodation not to exceed 450 m².
- An expansion in capacity by 21 people.

CONDITIONS OF DEVELOPMENT

- New cabins must be constructed in the area indicated in order to consolidate development on the leasehold and not increase potential interference with wildlife movement.
- The new cabins must be one storey and not visible from the river.
- Remove existing staff buildings.
- Reclamation of fuel storage area.
- All new development must be consistent with existing buildings in terms of form, materials, and scale.
- Staff accommodation must be relocated into lodge prior to cabin development.

GUIDELINES

1. No expansion to non-guest related services.
2. An expansion of commercial development for an additional 6 units with an increase of 21 additional guests.
3. Convert the 10 guest rooms in the lodge to staff accommodation and replace those units with new cabins. All new buildings to be located on disturbed lands or consolidated within the core area of development (ie. infilling) in order to keep development away from the potential wildlife corridor.
4. Six cabins should be larger units (55 m² maximum per cabin) to accommodate larger groups and the other ten cabins should be double occupancy in keeping with the existing development (30 m² maximum per cabin).
5. The new development should be compatible with the existing bungalow camp style in scale, form and materials.
6. Retain gravel roadways and parking. Do not pave with asphalt.
7. Consolidate additional parking where possible.
8. A master plan for the area should include closure of road 93A between the entrance to Tekarra Lodge and the entrance to Alpine Bungalows, and the removal of the Parks Canada wood lot. Trailhead parking will need to be reconsidered if the road is closed.
9. Improve entry to the site by replacing sign and creating an island with additional planting.
10. In consultation with the operator, establish a binding agreement that will ensure that the section indicated above by the yellow dotted line is designated as undevelopable. This may result in a change in the leasehold boundaries.
11. Reclaim area currently used for fuel storage.

ALPINE VILLAGE

Location: Alpine Bungalows is located a few km south of Jasper, adjacent to the Athabasca River just off Highway 93 and accessed by 93A.

Historical Significance: The original development consisted of 8 cabins that were constructed between 1940 and 1942. It was referred to as "Kiefer's Kozy Kabins" and was remodeled in 1952.

General Description: Alpine Bungalows is one of the best representations of the character of an OCA. The cabins are tastefully constructed from natural materials and well oriented on the site. Parking has been minimized and consolidated in designated areas in an attempt to keep the site as natural as possible. The architectural motif is consistent throughout which helps to connect the older cabins with the new cottages and the operator's residence. The facility provides a high quality visitor experience while successfully maintaining the ecological integrity of the site.

Lease area: 4.50 ha

Season of operation: summer only

Ancillary services: hot tub

Total m² of commercial development: 1,565

Total number of units for overnight accommodation: 41

Maximum occupancy: 101

Total number of staff: 10

Total number of staff accommodated on site: 4

Total m² of staff accommodation: 81

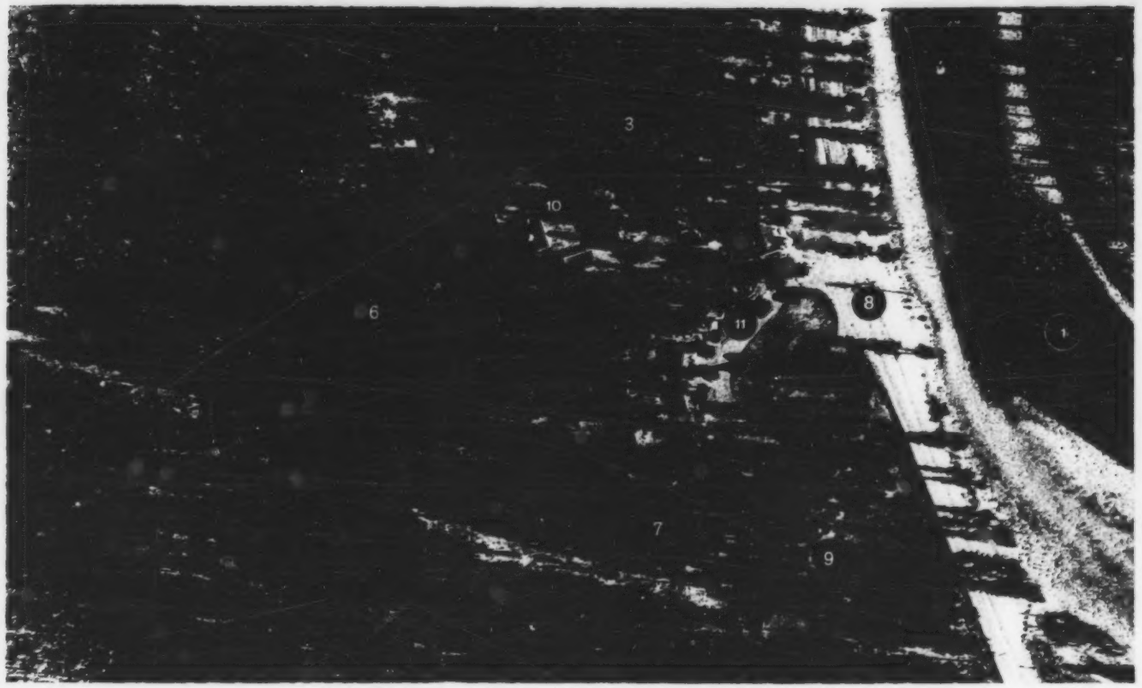
FAR: 0.042

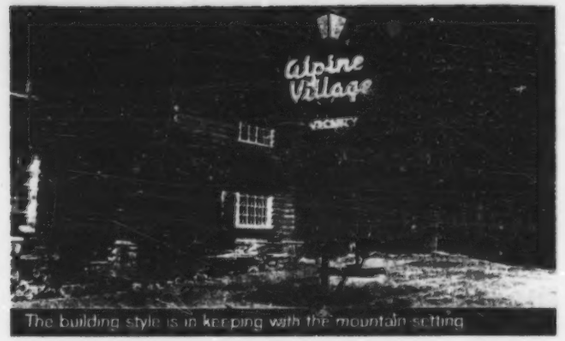
Lease expiry date: 2004

Sewage system: Jasper town site and septic field in the winter

Potable water: Jasper town site in summer and well in winter

Energy source: Alberta Power and propane generator



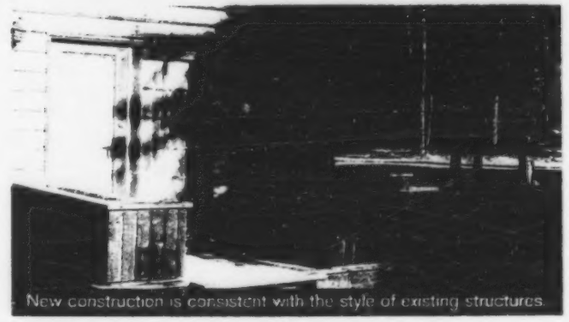


The building style is in keeping with the mountain setting

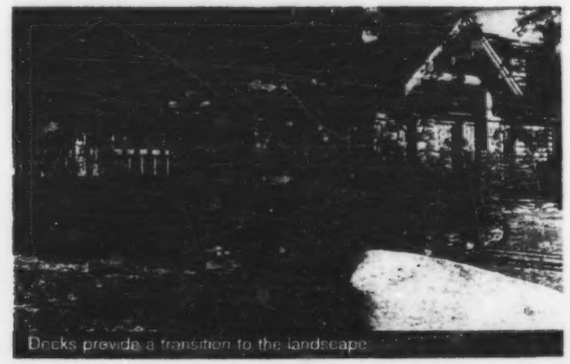
The scale of roads and parking is appropriate and well defined

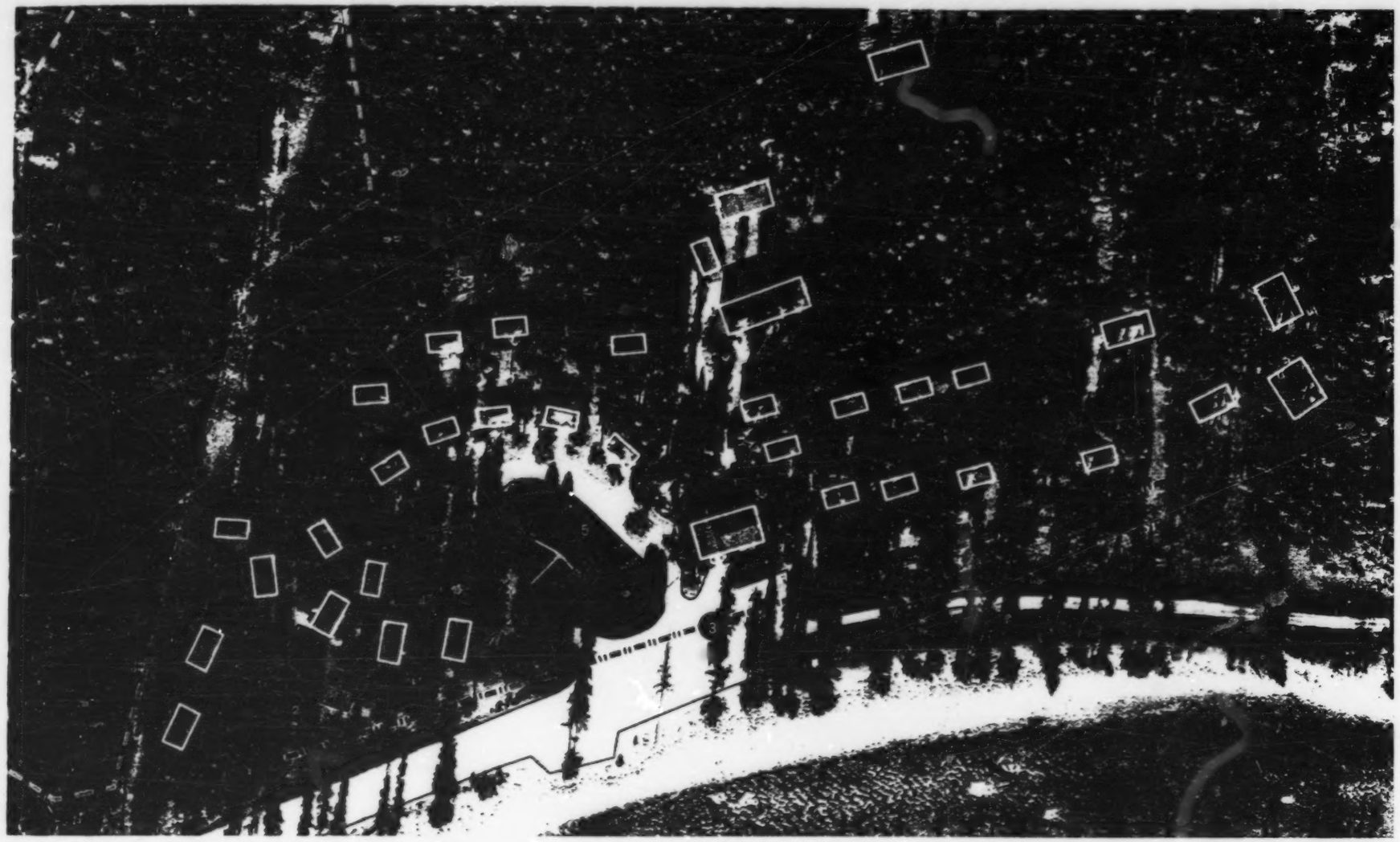
EXISTING CONDITIONS AND KEY ISSUES

1. Alpine Village is located in a riparian area, next to the Athabasca River.
2. The configuration of the leasehold between Highway 93 and 93A, the Athabasca River and the Miette River has resulted in an unconventional leasehold shape.
3. The operator has maintained a large number of trees. Turf grass has been used around the buildings and adjacent to the road.
4. The number of trees on the site provides necessary screening from Highway 93.
5. The strip of land between the Athabasca River and the Miette River is suspected to be an important wildlife movement corridor.
6. The Alpine Village site is an elk calving area.
7. Alpine Village has one of the largest leaseholds and is one of the least developed OCAs in terms of density which has helped to prevent crowding and maintain the spacious character of the site.
8. The cabins and main building are well sited. Unfortunately, the access road, 93A, is located between the development and the river.
9. The architectural style is appropriate for the mountain park setting and uses attractive colours and natural materials (log and stone).
10. The scale and size of the more recently constructed cabins are consistent with existing structures. The different cabin sizes provide a variety of accommodation styles.
11. The scale of the roads and pathways through the site is appropriate and they are well maintained. Parking is not provided beside every unit which has effectively consolidated paved areas and improves site quality.


New construction is consistent with the style of existing structures

Alpine Village site overview


Decks provide a transition to the landscape



ALPINE VILLAGE

SUMMARY

Additional m² commercial development: 750
Future total m² of commercial development: 2,315
Additional m² staff accommodation: 0
Future total m² staff accommodation: 81
Additional units for overnight accommodation: 14
Future total units for overnight accommodation: 55
Additional guest capacity: 35
Future total guest capacity: 136

POTENTIAL FUTURE DEVELOPMENT

- An expansion of 14 additional cabin units as seven duplexes, or a combination of singles, duplexes and triplexes, for an increase of 750 m² commercial development to be used for overnight accommodation.
- An increase in guest capacity by 35 people for a total capacity of 136.

CONDITIONS OF DEVELOPMENT

- Reduction in the size of the leasehold subject to lessee approval.
- The 14 units must be situated away from the river, and away from the identified wildlife corridor to the north of the property.
- All new development must be consistent with existing buildings in terms of form, materials, scale, etc..

GUIDELINES

1. No expansion to non-guest related services (i.e. no restaurant for non-guests).
2. An expansion of commercial development with an additional 14 units to be constructed where possible, on previously disturbed land.
3. Consolidate parking where appropriate.
4. Retain natural materials and the site design that have been used in past redevelopment. Utilize existing development as the precedent for scale and style.
5. Replace non-native with native plant species.
6. Retain native landscape.
7. A master plan for the area would include the closure and reclamation of road 93A to trail status, between the entrance to Tekarra Lodge and the entrance to Alpine Village.
8. In consultation with the operator, establish a binding agreement that will ensure that the section indicated at right by the yellow dotted line is designated as undevelopable. This may result in a change in the leasehold boundaries.

LEGEND

new guest facilities
renovated guest facilities
new staff facilities
renovated staff facilities
operational services
public facilities
approximate current lease boundary
areas given back to the Crown
additions to OCA leasehold
reclaimed areas/new plantings

JASPER HOUSE BUNGALOWS

Location: Jasper House Bungalows is located 4 km south of Jasper on Highway 93, adjacent to the Athabasca River.

Historical Significance: The bungalow camp was constructed in 1956. None of the existing structures have significant historic value.

General Description: The cabins and multi-unit buildings at Jasper House Bungalows are oriented around a circular roadway and parking area. The area in the centre of the roadway is covered in turf with a gazebo and adirondack chairs distributed around the lawn. The site consists of 56 units distributed in 19 buildings, a main lodge containing the office, restaurant and manager's residence, and a staff building.

Lease area: 1.51 ha

Season of operation: summer only

Ancillary services: restaurant

Total m² of commercial development: 2,337

Total number of units for overnight accommodation: 56

Maximum occupancy: 142

Total number of staff: 15

Total number of staff accommodated on site: 15

Total m² of staff accommodation: 295 (includes manager's suite)

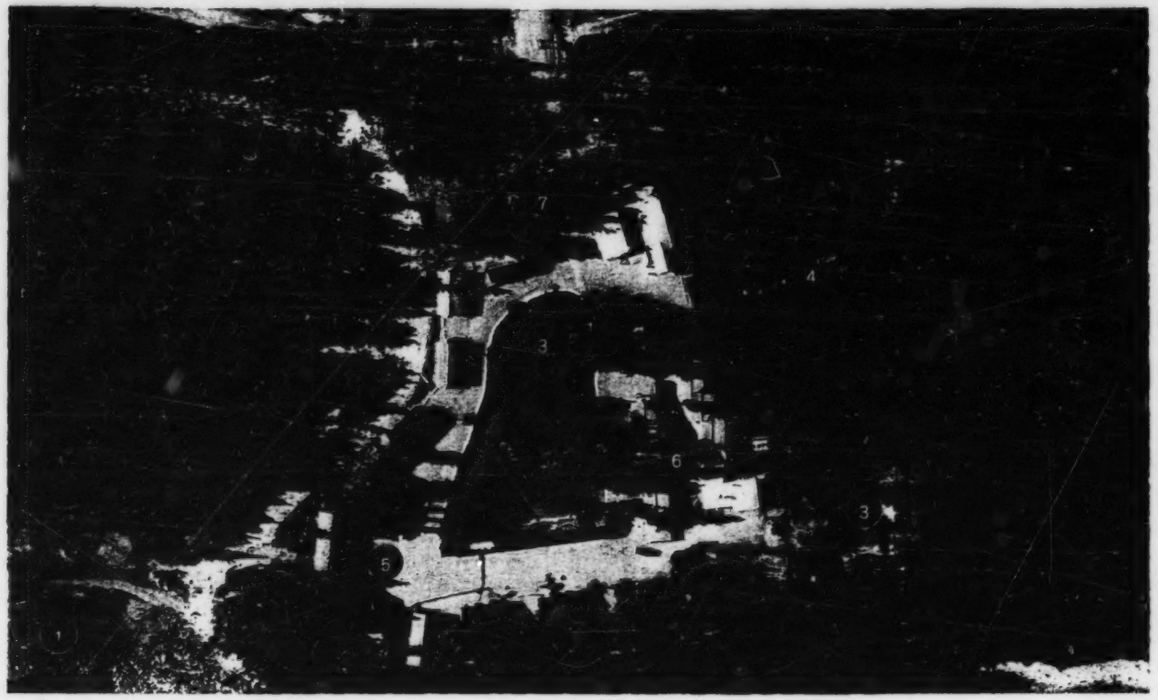
FAR: 0.146

Lease expiry date: 2005

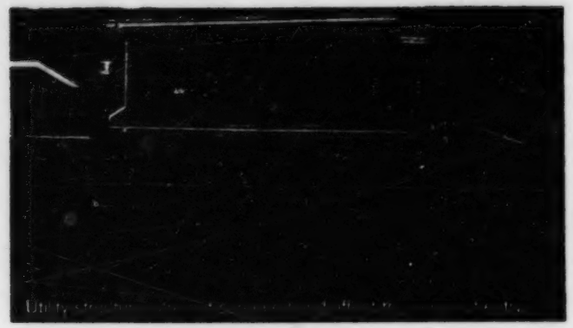
Sewage system: septic field on a license of occupation.

Potable water: two on-site wells

Energy: Trans Alta Utilities and propane generator



Signage requires improvement



Utility

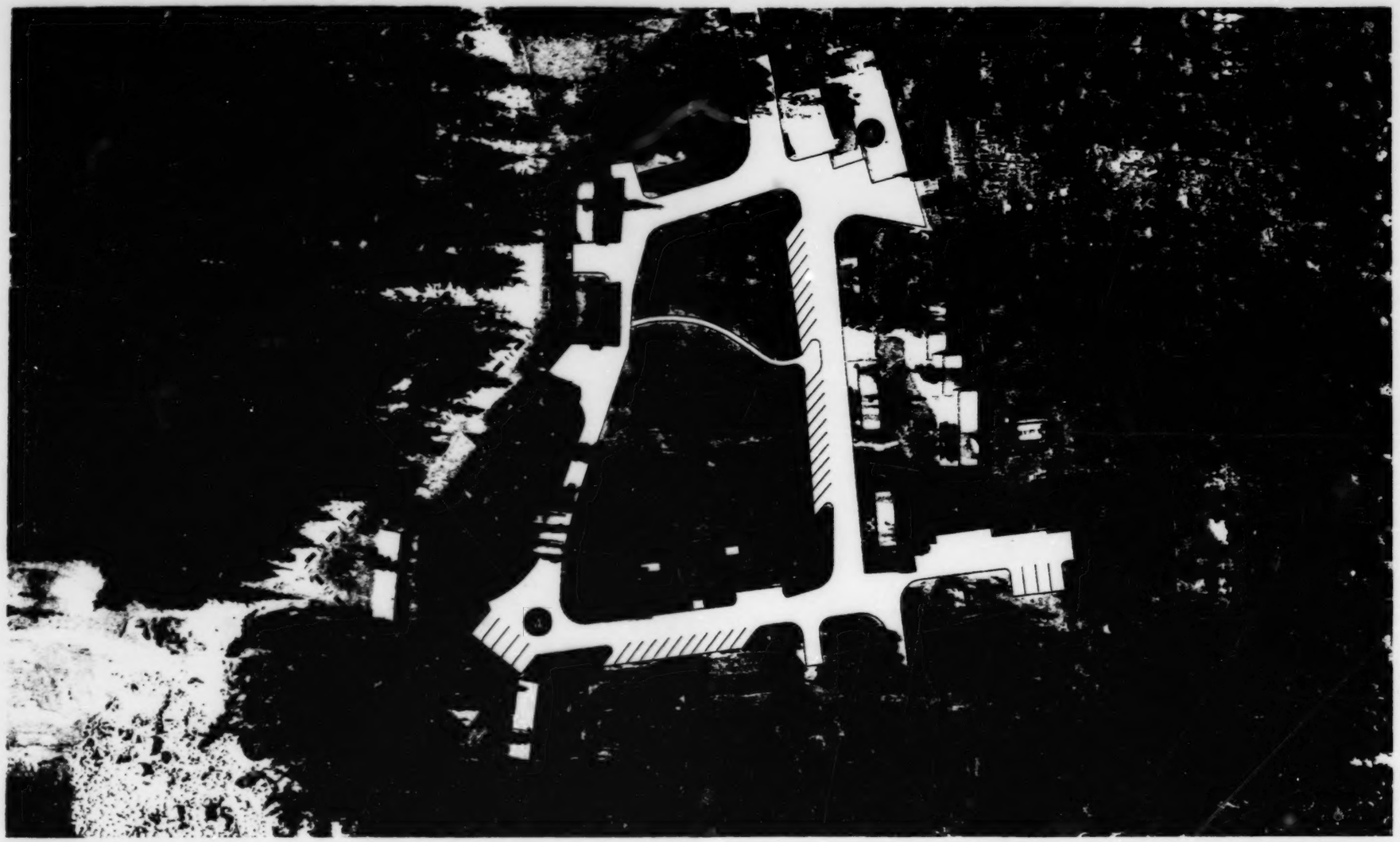
EXISTING CONDITIONS AND KEY ISSUES

1. Jasper House Bungalows is located along the Athabasca River.
2. The OCA is located near two large Parks Canada front country campgrounds: Wapiti Campground and Whistler's Campground.
3. The vegetation on the site is predominantly non-native turf grass and spruce.
4. Jasper House Bungalows is located in an elk calving area. Elk are frequently present on the site which has forced the operators to fence exotic vegetation.
5. The cabins are situated around a wide circular roadway. The roadway and parking areas are extensive for the size of the site and, in many cases, there is little separation between the cabins and the pavement.
6. The buildings are predominantly panabode construction. The colours used on the site are appropriate for the setting.
7. The services for the site (garbage and hydro) are located at the entrance to the facility in order to be accessible from the Highway. These services are not screened and detract from the sense of entry.

Large non-native turf areas predominate the landscape

Jasper House Bungalows site overview

Pavement is extensive throughout the site



JASPER HOUSE BUNGALOWS

SUMMARY

Additional m² commercial development: 350
Future total m² of commercial development: 2,687
Additional m² staff accommodation: 100
Future total m² staff accommodation: 395
Additional units for overnight accommodation: 9
Future total units for overnight accommodation: 65
Additional guest capacity: 27
Future total guest capacity: 169

POTENTIAL FUTURE DEVELOPMENT

- Redevelopment of the existing nine-plex to accommodate an additional 9 units and a maximum increase of 350 m² commercial development to be used for overnight accommodation. This expansion would increase guest capacity by 27 people for a total maximum capacity of 136 guests.
- Increase the amount of staff accommodation as required.

CONDITIONS OF DEVELOPMENT

- General improvement to the landscape and a reduction of paved areas.
- All new development must be on previously disturbed land and all trees on the site must be retained.

GUIDELINES

1. No expansion to non-guest related services.
2. Replace the existing building containing 9 units with three 6-plexes, for a net gain of a maximum of 9 units.
3. Consolidation and expansion to staff accommodation in the area indicated based on a minimum standard of 20 m² per person.
4. Reduce and redesign parking and hard surfaces through the addition of soft landscaping.
5. Replace non-native with native plant species throughout the site.
6. Increase screening of the services through additional planting.
7. Parks Canada should conduct a thorough study of wildlife movement along the Athabasca River to develop a strategy for development for the entire area that would take the two large campgrounds, the gravel pit and the OCA into consideration.

LEGEND

- new guest facilities
- renovated guest facilities
- new staff facilities
- renovated staff facilities
- operational services
- public facilities
- approximate current lease boundary
- areas given back to the Crown
- additions to OCA leasehold
- reclaimed areas/new plantings

BECKER'S BUNGALOWS

Location: Becker's Bungalows is located on Highway 93, 5.6 km south of Jasper and adjacent to the Athabasca River.

Historical Significance: The original bungalow camp was constructed between 1930 - 1938. During World War Two, the Alaskan Division of the United States Army used the camp as a recreational facility. The older cabins and restaurant have been upgraded but the interior design of these buildings has been preserved.

General Description: Becker's Bungalows is a densely developed facility that is highly visible from Highway 93. The majority of the buildings on the site are constructed of log or half log siding and connected by a wide roadway and parking system.

Lease area: 3.81

Season of operation: summer only

Ancillary services: restaurant

Total m² of commercial development: 5,586

Total number of units for overnight accommodation: 118

Maximum occupancy: 334

Total number of staff: 63

Total number of staff accommodated on site: 48

Total m² of staff accommodation: 908

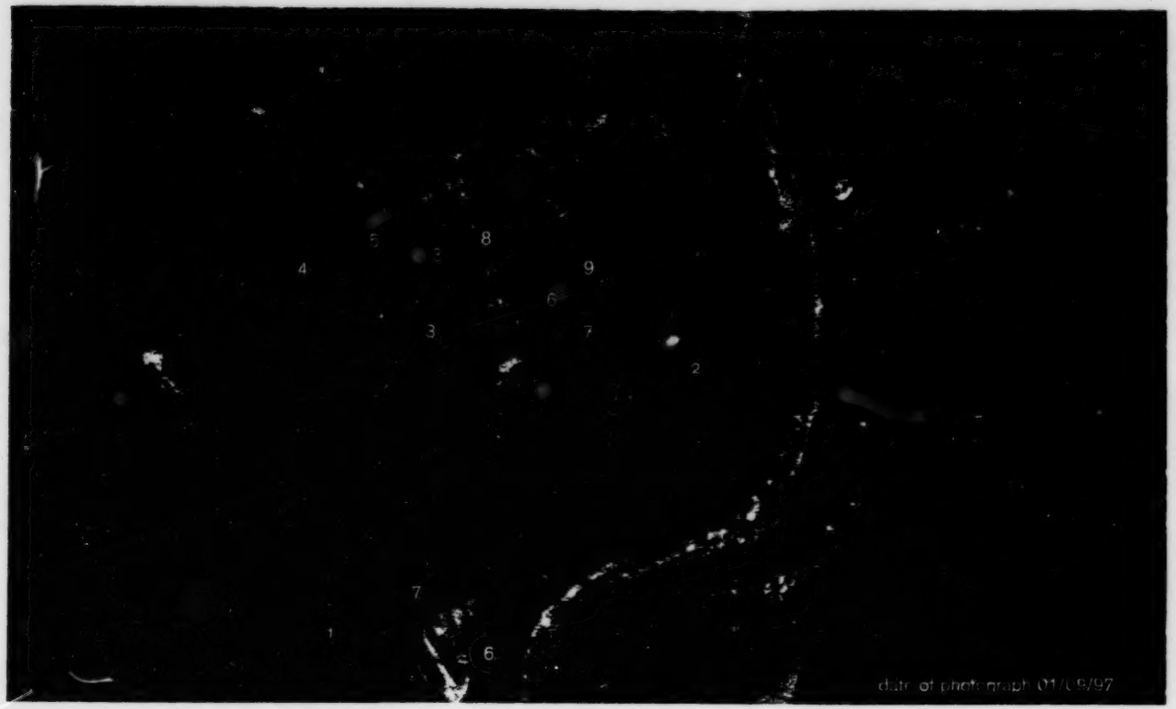
FAR: 0.170

Lease expiry date: 2004

Sewage system: septic field

Potable water: two wells

Energy source: Alberta Power and propane with a diesel powered back up generator



Signage is inappropriate and highly visible from the highway

New development is rigidly sited and paving predominates

EXISTING CONDITIONS AND KEY ISSUES

1. The development is highly visible from the highway because of the openness of the site. Trees have recently been planted between the development and Highway 93 that will eventually improve screening but only to a minor degree.
2. Very few trees have been maintained between buildings on the site. The strip of land between the development and the river is forested and is covered in rock piles.
3. The majority of space between buildings is primarily turf grass and paving.
4. The compressed configuration of the buildings is partly due to the location of the septic bed. The buildings are crowded and inappropriately placed in strict rows.
5. The colours used in the development are appropriate for the mountain parks.
6. The interiors of the older cabins and the restaurant have been restored to their original 1930's style. The exteriors, however, have been greatly altered.
7. Signage requires redesign.
8. Paving on the site is excessive and there is little separation between buildings and parking.
9. The septic bed is located in the centre of the development.

GUIDELINES

1. No additional development permitted on the site.
2. No increase in capacity or development footprint. Any replacement of buildings, including staff accommodation, must be contained in the exact, or smaller footprint and equal the total gross m² of the existing facility.
3. Reduce pavement and hard landscape.
4. Consolidate parking into larger lots and reclaim the remaining areas.
5. Increase planting around the buildings.
6. Replace non-native turf grasses with native plant species.
7. Install tertiary sewage treatment facility and reclaim existing septic field.

SUMMARY

Additional m² commercial development: 0

Future total m² of commercial development: 5,586

Additional m² staff accommodation: 0

Future total m² staff accommodation: 908

Additional units for overnight accommodation: 0

Future total units for overnight accommodation: 118

Additional guest capacity: 0

Future total guest capacity: 334

POTENTIAL FUTURE DEVELOPMENT

- None

CONDITIONS OF DEVELOPMENT

- None

The Sunwapta Falls is highly visible from the highway.

date of photograph: c.1981

SUNWAPTA FALLS RESORT

Location: Sunwapta Falls Bungalows is located along Highway 93 near the confluence of the Sunwapta River and the Athabasca River, approximately 55 km south of Jasper.

Historical Significance: The facility was originally established in 1941 and consisted of 6 cabins, a central building and a tea room. The main building was enlarged in 1988.

General Description: Sunwapta Falls Bungalows is a densely developed site that contains cabins, motel units, a restaurant, giftshop and a large parking area. The site is conveniently located on the Icefields Parkway as the first OCA development north of the Icefield Centre when heading north. The water falls at Sunwapta are a popular stop along the highway, and as a result, the OCA sees a high level of day traffic.

Lease area: 0.92 ha

Season of operation: summer only

Ancillary services: restaurant, gift shop and conference room

Total m² of commercial development: 1,687

Total number of units for overnight accommodation: 53

Maximum occupancy: 160

Total number of staff: 55

Total number of staff accommodated on site: 45

Total m² of staff accommodation: 581

FAR: 0.254

Lease expiry date: 2004

Sewage system: sand filtration system

Potable water: surface - Buck Creek

Energy source: diesel generator

SUMMARY

Additional m² commercial development: 0

Future total m² of commercial development: 1,687

Additional m² staff accommodation: 0

Future total m² staff accommodation: 581

Additional units for overnight accommodation: 0

Future total units for overnight accommodation: 53

Additional guest capacity: 0

Future total guest capacity: 160

POTENTIAL FUTURE DEVELOPMENT

- None

CONDITIONS OF DEVELOPMENT

- None

EXISTING CONDITIONS AND KEY ISSUES

1. The Sunwapta Falls leasehold is extremely small relative to the dense development on the site. The size of the site has also resulted in off-site developments for sewage treatment.
2. The cabin units are crowded closely together.
3. The scale and siting of the multi-storey buildings is inappropriate because of their proximity to the cabins.
4. The site is dominated by parking both in front of the restaurant for day use traffic and adjacent to the guest accommodation.
5. The sewage system is unconventional and unreliable, especially because of the moisture levels of the soil.
6. The colours and materials used in the development are inappropriate for the national parks. The architectural style of the site furnishings and displays are unattractive and are inconsistent between the new and old structures.
7. The area is in need of a comprehensive landscape plan.
8. There have been past problems with fuel storage and diesel spills on site.

GUIDELINES

1. No new development on the site and no increase in commercial space. Any replacement of buildings, including staff accommodation, must be contained in the exact or smaller footprint and equal total gross m² of the existing facility.
2. Improve aesthetics of both the built environment and the surrounding landscape by approving only redevelopment that is in conformance with the new guidelines.
3. Reduce pavement and consolidate parking.
4. Reclaim contaminated areas to existing standards.
5. Install a tertiary sewage treatment facility.
6. Encourage redevelopment of entire site, but with no increase in capacity or development footprint.
7. Fuel storage facilities must be brought into conformance with the highest standards immediately.

COLUMBIA ICEFIELD CHALET

Location: The Columbia Icefield Centre is located just north of the Banff/Jasper National Park boundary on Highway 93, 103 km south of Jasper and 130 km north of Lake Louise. The Centre overlooks the Athabasca and Dome Glaciers as it sits at the base of Mount Wilcox in Sunwapta Pass.

Historical Significance: In the early 1900's, adventurous tourists made the trip from Lake Louise to Jasper by horse back which included an overnight stop at a camp across from the Athabasca Glacier. After the completion of the Icefields Parkway in 1939, the Brewster family of Banff opened the first Columbia Icefields Chalet on the old campsite and provided a variety of roadside services. In 1969, Brewsters initiated Snocoach tours of the glacier. The older facility was demolished and replaced in 1997.

General Description: The Columbia Icefield Centre is one of the most popular tourist attractions in the mountain national parks, seeing up to 8,000 visitors each day during peak season. The Columbia Icefields Chalet is located on the third (top) floor of the Icefield Centre and offers 32 rooms and suites to visitors who wish to extend their stay. Overnight guests and day visitors are serviced by a dining room and cafeteria. As a result of the high volumes of traffic at the facility, the site is dominated by the large parking lots that accommodate private vehicles, buses and the Snocoaches.

Lease area: 3.30 ha

Season of operation: summer only

Ancillary services: Snocoach tours, interpretive displays, gallery, gift shop, cafeteria and restaurant

Total m² of commercial development: 4,180

Total number of units for overnight accommodation: 32

Maximum occupancy: 128

Total number of staff: 130

Total number of staff accommodated on site: 130

Total m² of staff accommodation: 4,087

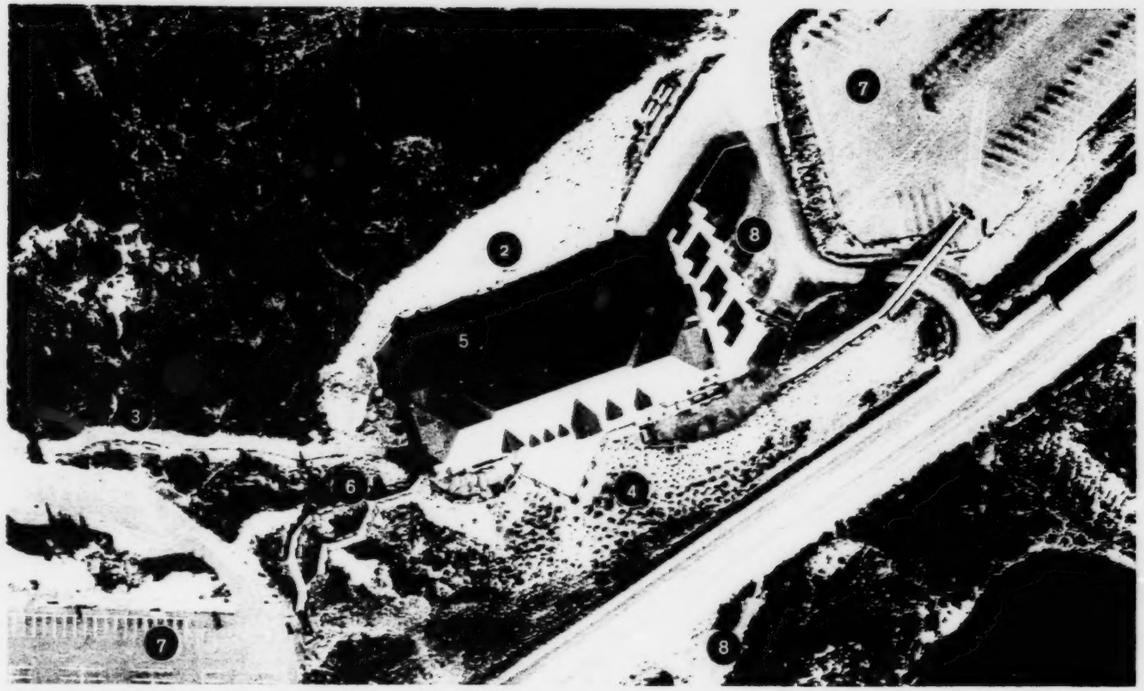
FAR: 0.240

Lease expiry date: 2037

Sewage system: treatment plant

Potable water: surface from an adjacent stream

Energy source: diesel generators

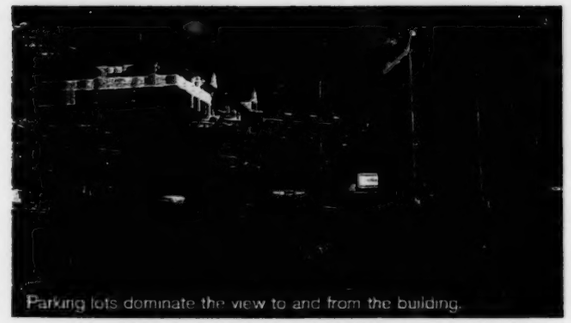


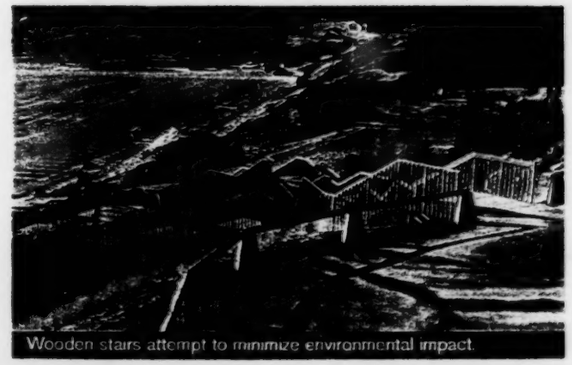
EXISTING CONDITIONS AND KEY ISSUES

1. The Icefield Centre is located in the highly sensitive alpine ecoregion.
2. The building is constructed on a hill and appropriately positioned to give visitors a fine view of the glaciers.
3. The extremely high levels of day use are having a damaging effect on the environment, especially as it relates to overuse of trails and trampling of off site vegetation. Trail formalization and pavement has been used to protect the trails around the centre from erosion.
4. The vegetation on the site is predominantly natural grasses and shrubs. Very little vegetation is actually growing around the development as a result of the amount of parking, shallow soils and the short growing season.
5. The staff accommodation is separated from the main development and is located slightly south of the Centre. The buildings dedicated to staff housing are unattractive and highly visible from the highway.
6. Site furnishings are sparse and inconsistent in style and design. The stairs have been designed to minimize the impact on the existing vegetation. Wooden stairway system could benefit from additional and larger interpretive nodes.
7. The parking lots, which are Parks Canada's responsibility, are very large and reduce the visual quality of the area.
8. Visitors who wish to walk around the glacier are forced to cross the highway at a dangerous location. Although there are signs requesting motorists to reduce their speed, there is little done to control pedestrian movement back and forth across the highway.
9. The operators have implemented a number of elements for environmental management, including a state of the art sewage treatment facility, energy and water saving features and a recycling program.

View to the Icefields is overwhelmed by extensive vehicle parking.

The new Centre building makes use of appropriate materials.


Parking lots dominate the view to and from the building.


Wooden stairs attempt to minimize environmental impact.

Site overview of the staff accommodation facilities

COLUMBIA ICEFIELD CHALET

SUMMARY

Additional m² commercial development: 0
Future total m² of commercial development: 4,180
Additional m² staff accommodation: 0
Future total m² staff accommodation: 4,087
Additional units for overnight accommodation: 0
Future total units for overnight accommodation: 32
Additional guest capacity: 0
Future total guest capacity: 128

POTENTIAL FUTURE DEVELOPMENT

- None

CONDITIONS OF DEVELOPMENT

- None

The appearance of the staff accommodation is inappropriate

Additional architectural detailing and planting is required to break down the monotonous massing of the building

GUIDELINES

1. No new commercial development on the site.
2. No additional surface parking should be considered.
3. Preparation of a landscape plan that includes the redesign of stairs and walkways and improvements to the parking area.
4. Berm the edge of the parking lot to screen it from the highway.
5. Continue to reclaim and revegetate the site using native plant species.
6. Improve the appearance of the staff accommodation building exterior and provide usable outdoor space for staff. The architectural style and detailing of the dormitory should be consistent with the existing style of the Icefield Chalet and day use centre.

THE CROSSING

Location: The Crossing is located on Highway 93 at the intersection of Highway 11 (David Thompson Highway), approximately 80 km north of Lake Louise and 260 km west of Red Deer. The Crossing is close to the confluence of the North Saskatchewan, the Howse and the Mistaya Rivers.

Historical Significance: The area is the site of the old horse crossing of the North Saskatchewan River. A bungalow camp was established in 1939 and in 1960 relocated on a gravel pit used during the Parkway construction. The major redevelopment of the site took place in 1979.

General Description: The Crossing offers essential services including occasional emergency services for people travelling along the Icefields Parkway. The facility is an important stop for bus tours between Banff and Jasper or to the Icefields Centre. It is the only service station and gas bar between Lake Louise and Jasper and the first facility accessible to visitors entering the park from Highway 11. As a result, the Crossing serves as a major day use area for information and motorist assistance. As a necessary road-side service centre, the site is designed almost exclusively for vehicular circulation and services. The accommodation is located away from the expanse of parking and the highway.

Lease area: 2.51 ha

Season of operation: spring, summer and fall

Ancillary services: restaurant, gas station, conference facilities, gift shop, groceries, bar, lounge, spa, laundry facilities, and an RV dumping and water refill station

Total m² of commercial development: 1,483

Total number of units for overnight accommodation: 86

Maximum occupancy: 273

Total number of staff: 85

Total number of staff accommodated on site: 85

Total m² of staff accommodation: 1,022

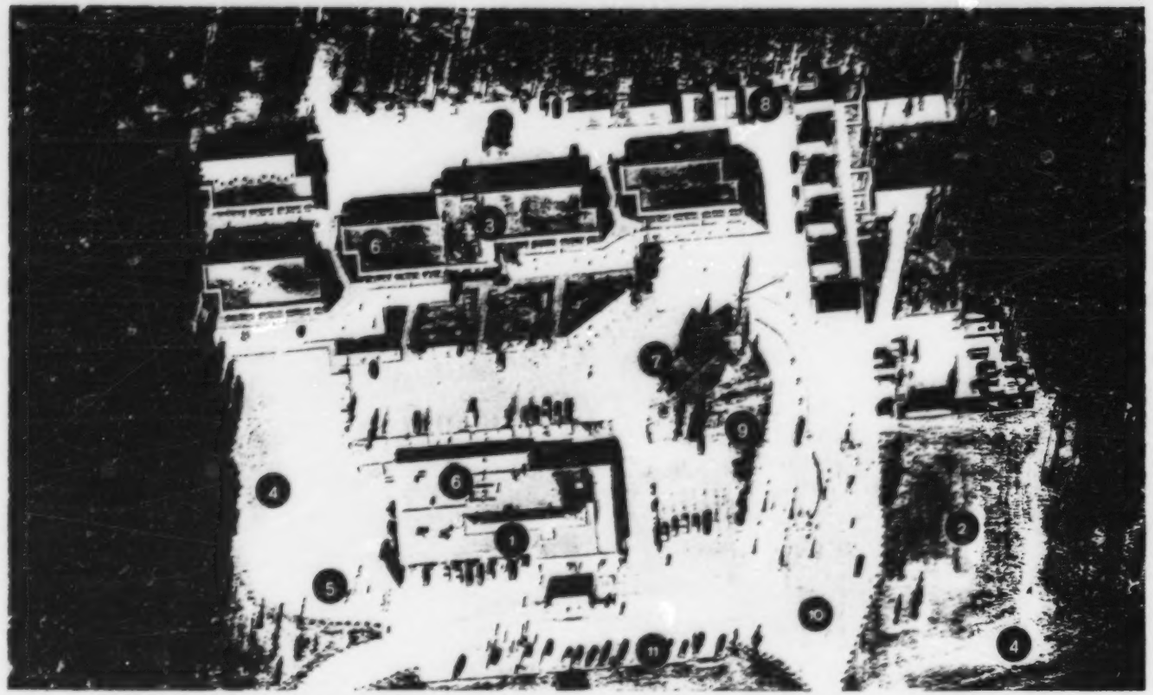
FAR: 0.100

Lease expiry date: 2009

Sewage system: septic field

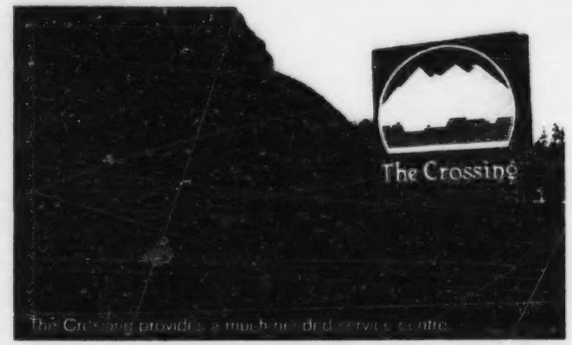
Potable water: surface and well

Energy source: propane and diesel

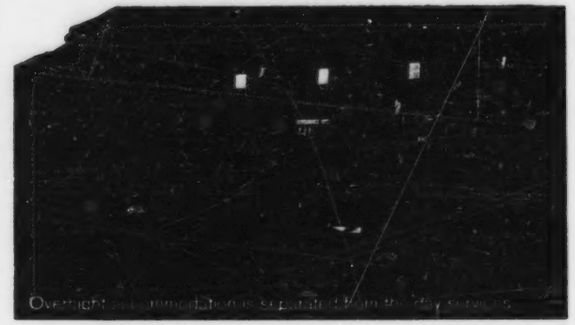


EXISTING CONDITIONS AND KEY ISSUES

1. The Crossing provides a much needed service along the Icefields Parkway.
2. The siting of the facility on a former gravel pit with difficult soil conditions makes landscape reclamation difficult and expensive.
3. The hotel is slightly elevated. As a result, some of the accommodation units overlook the roof of the main day use building.
4. Due to the nature of the services provided, the site is dominated by parking. The volume of day use traffic has made parking and vehicle circulation a paramount consideration for future redevelopment.
5. There is very little vegetation in the main core of the development due to the size of the parking lots. Screening the site from the highway is done through the use of berms and setbacks which has been ineffective.
6. The hotel and day use building would benefit from additional architectural articulation and careful detailing.
7. The older office building has a more rustic style.
8. The older units currently used for staff accommodation at the eastern edge of the leasehold require renovation and maintenance. Staff accommodation so close to guests is problematic.
9. Additional and redesigned planters are required.
10. The gas pump area could benefit from redesign incorporating additional planting where possible. Any redesign must take peak traffic flows and high volumes of use into consideration.
11. There are problems associated with high noise levels on the site caused by generators, highway traffic and on site vehicles.



The Crossing provides a much needed service centre.


Overnight accommodation is separate from the day use area.

There is a great deal of variation in the building styles on the site.

High summer vehicle use necessitates large areas of pavement.

GUIDELINES

1. Continue to enhance the site as a major service node for both buses and independent travellers. Include other existing and anticipated visitor services in the general area on the site. These include the proposed information centre and the warden station. This will consolidate development, reduce ecological impact, and focus visitor services for those entering the park from the east or travelling on the Parkway.

2. A new information centre should provide the visual focus for the site and provide essential visitor orientation and administrative services. It may be constructed as a stand alone building or as a second storey on the existing day lodge and restaurant. Operation of the information centre should be a cooperative effort between Parks Canada and the OCA operator.

3. The operator and Parks Canada should develop a detailed, comprehensive master plan for the Crossing area. This would include a review of the parking lot layout.

4. Additional planting is required, particularly along the highway, to screen the open parking areas and improve the overall appearance of the site.

5. Construction of an additional 20 units as a second storey on the existing hotel, or preferably as a complete redevelopment of the building. Redevelopment is preferred to improve the general aesthetics of the site and to allow for more efficient parking design. Under building parking should be considered.

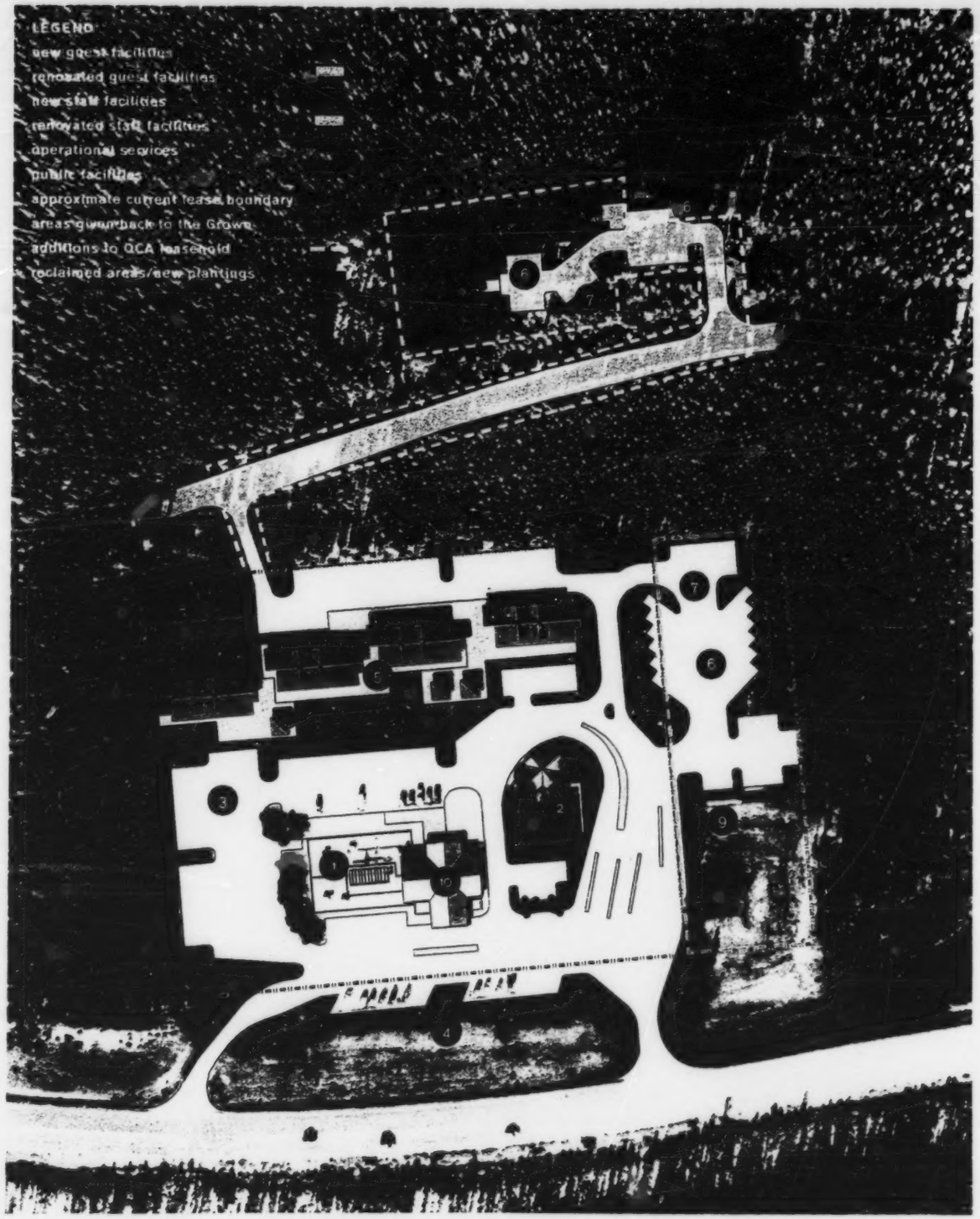
6. Additional parking for the information centre will be required. Relocation of staff housing and warden residences to an abandoned gravel pit close to the leasehold should be considered. This relocation would allow minor expansion to car, bus and RV parking.

7. A lease swap should be carried out to exchange the land used for the information centre for the relocation of the staff accommodation off the existing leasehold.

8. Reduce light pollution and replace current lighting system.

9. Efforts should be made to reduce noise pollution through the relocation of generators and the construction of sound proof buildings.

10. Consider an open air roof terrace restaurant addition. Add architectural volume to improve sense of entry and exterior aesthetics.



THE CROSSING

SUMMARY

Additional m² commercial development: 800
Future total m² of commercial development: 2,283
Additional m² staff accommodation: 200
Future total m² staff accommodation: 1,222
Additional units for overnight accommodation: 20
Future total units for overnight accommodation: 86
Additional guest capacity: 60
Future total guest capacity: 333

POTENTIAL FUTURE DEVELOPMENT

- An expansion to a maximum of 20 additional units on the footprint of the existing hotel as a second floor or as part of a complete redevelopment of the hotel. This could increase the commercial development used for overnight accommodation by 800 m².
- An increase in guest capacity by 60 people.
- Development of an official Parks Canada information centre on site and consolidation of other Parks Canada development in the area including the warden station.
- Relocate staff accommodation to the nearby gravel pit site and provide for additional staff for proposed commercial increase.
- Addition of an open air rooftop terrace on the main building.

CONDITIONS OF DEVELOPMENT

- A detailed landscape plan is required.
- A detailed master plan for the site to be developed in partnership with Parks Canada.
- Integration of a Parks Canada Information Centre on the site.
- Review and upgrading of site infrastructure to Parks Canada standards.
- Should infrastructure require upgrading due to increased development, cooperate with Parks Canada to install tertiary treatment system for the site and reclaim the septic field area.

NUM-TI-JAH LODGE

Location: Simpson's Num-Ti-Jah Lodge is located on the north shore of Bow Lake, 35 km north of Lake Louise on Highway 93. The lodge is only 3 km from Bow Summit, the highest point on the Icefields Parkway at 2,088 m above sea level. The lodge and surrounding buildings are situated on an alluvial fan and surrounded by areas of high water table.

Historical Significance: The Num-Ti-Jah development was established and expanded by the legendary outfitter, Jimmy Simpson. The original residence, the Ram Pasture, was built on the site in the early 1920's, the first lodge was built in the late 1930's and expanded in the late 1940's. These are among the most important heritage structures in the mountain parks.

General Description: Simpson's Num-Ti-Jah Lodge is a special OCA because of the scenic location at the edge of Bow Lake with the views of Mount Stephen and the Bow Glacier. The heritage value of the built structures is based on the uniqueness of the architecture and the siting of the buildings relative to Bow Lake and the Parkway. This location has made Num-Ti-Jah a popular stop for both individual travellers and bus tours. The existing development on the leasehold consists of the main lodge, the Ram Pasture, older cabins for staff accommodation, an ATCO trailer for staff accommodation, the Simpson residence and utility buildings.

Lease area: 2.41 ha

Season of operation: year round

Ancillary services: restaurant, gift shop and an independently operated horse corral adjacent to the leasehold

Total m² of commercial development: 2,522

Total number of units for overnight accommodation: 25

Maximum occupancy: 81

Total number of staff: 37

Total number of staff accommodated on site: 32

Total m² of staff accommodation: 240

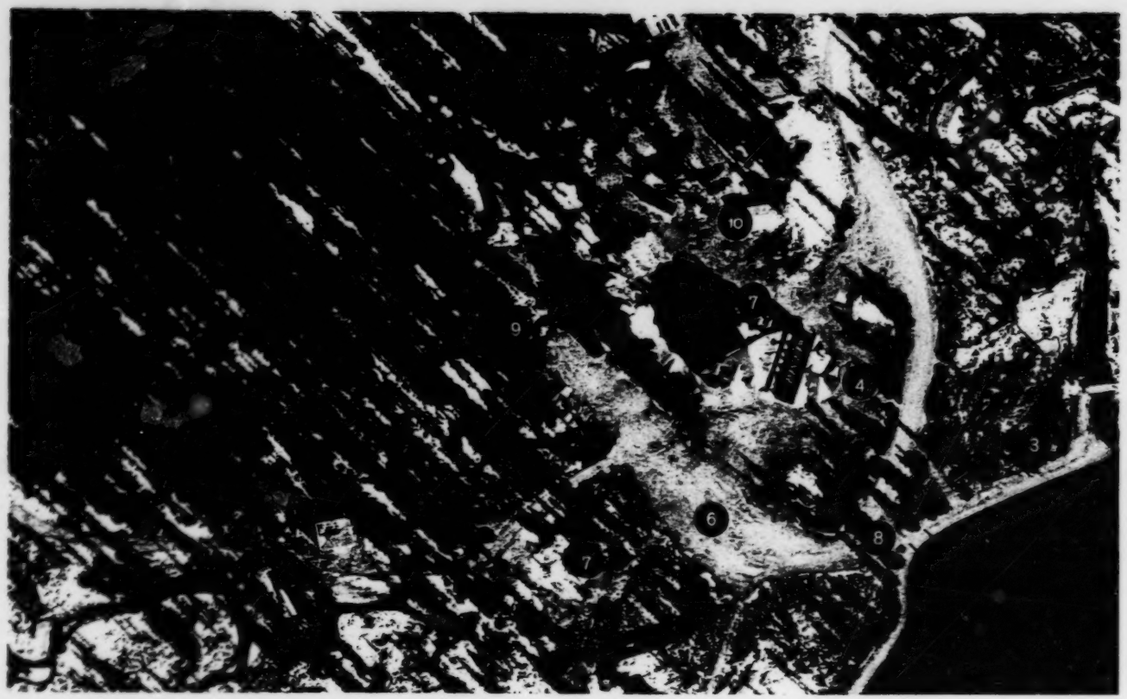
FAR: 0.044

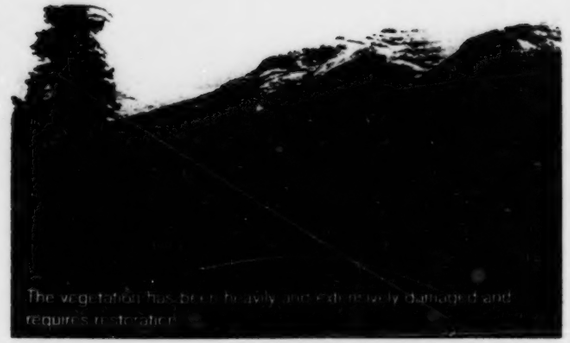
Lease expiry date: 2001

Sewage system: septic field on license of occupation

Potable water: three wells and surface water

Energy source: diesel generator



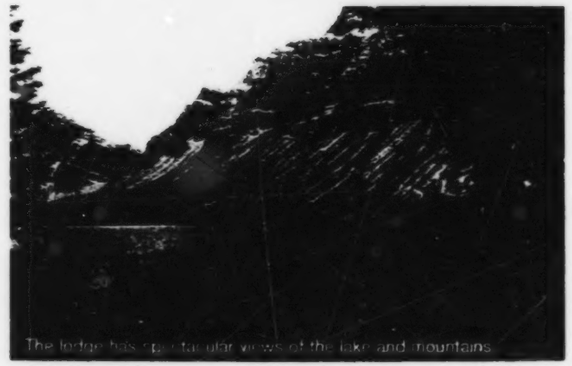

The vegetation has been heavily and irreparably damaged and requires restoration.

Pedestrian and vehicular circulation areas need to be clearly defined.

EXISTING CONDITIONS AND KEY ISSUES

1. The site is considered to be environmentally sensitive because of the type of vegetation, the elevation and wet soils.
2. Bow Lake is an extremely high day use area. There can be up to 200 tour buses per day in the summer.
3. The area is very popular for mountaineering and backcountry skiing. There are hiking trails along the edge of the lake and a major trailhead for longer hikes leaving the area.
4. Day visitors and overnight guests are separated as much as possible. Only the gift shop is open to the public, which has a separate entrance and does not provide food services or washrooms.
5. A Parks Canada washroom facility is located at the end of the public parking lot. The washrooms provided are inadequate for the volume of day traffic at the site.
6. There are obvious environmental problems on the site resulting from uncontrolled pedestrian and vehicular movement. The landscape around the lodge and other buildings is predominantly unvegetated due to human disturbance. A very large proportion of the lease has been severely impacted.
7. The heritage buildings require substantial capital investment to protect and restore them.
8. The lodge rooms and dining area have spectacular views of the lake and surrounding mountains.
9. Staff accommodation is inadequate both in terms of quality and size. Staff are currently housed in an ATCO trailer and cabins requiring substantial improvements.
10. The service buildings and staff accommodation are not screened adequately.
11. The recently installed septic system is inappropriate for the elevation and soil moisture level of the site. Its location is dangerously close to Bow Lake, which are the headwaters of the Bow River.
12. A horse corral is inappropriately situated straddling a creek.

The lodge is an important architectural resource.


The lodge has spectacular views of the lake and mountains.

NUM-TI-JAH LODGE

SUMMARY

Additional m² commercial development: 1,295
Future total m² of commercial development: 3,817
Additional m² staff accommodation: 1,200
Future total m² staff accommodation: 1,440
Additional units for overnight accommodation: 22
Future total units for overnight accommodation: 47
Additional guest capacity: 72
Future total guest capacity: 153

POTENTIAL FUTURE DEVELOPMENT

- An expansion to the overnight accommodation in the form of eleven new duplex cabins, for a total of 22 additional units. Maximum unit size shall be 40 m² (including loft). This would increase guest capacity by 72 people.
- The construction of a day use facility of no more than 415 m² for a restaurant and gift shop.
- Development of staff accommodation for approximately 60 people, at a minimum of 20 m² per person.

CONDITIONS OF DEVELOPMENT

- Installation of a tertiary sewage treatment facility to replace the existing septic field system.
- Restoration of the lodge and the Ram Pasture.
- Significant improvements to staff accommodation.
- Landscape improvements. Reclamation of damaged areas.
- Construction on only previously disturbed land.
- Retention of all trees on the site.
- Leasehold area swap of parking lot for undisturbed land as indicated.
- Removal of horse corral.
- Removal of buildings currently used for staff accommodation and ATCO trailer.

GUIDELINES

1. Preserve and restore the lodge and the Ram Pasture.
2. Upgrade the sewage treatment infrastructure to tertiary treatment.
3. Preserve the view of the lodge from the highway. Preserve the view from the lodge to the lake and to the Ram Pasture.
4. Improve the services on the site for day visitors by provision of a limited capacity restaurant and gift shop. The new day use building should be two storeys for a maximum of 415 m². There is potential for the new building to be located as indicated or at the highway.
5. Revegetate and reclaim damaged areas.
6. Construction of 11 duplex buildings for an increase of 22 units for overnight accommodation.
7. Public and day use parking (including buses) shall be provided at the highway lots. No on leasehold parking will be provided for day users. However, scheduled buses at the discretion of the operator may deliver passengers to the lodge and restaurant.
8. Guest and staff parking shall be provided on the leasehold.
9. Strictly control pedestrian movement on the site by providing hardened pathways.
10. Remove the horse corral.
11. Adjust leasehold boundaries to include the current parking area in exchange for undisturbed lands (indicated by the white and yellow dotted lines).
12. Provide an interpretive trail from the day use parking lot to the lake shore and restaurant.
13. Should the proposed level of development prove unacceptable, Parks Canada should consider either acquiring the site and operating it as a concession, or providing other financial incentives to ensure preservation of the important heritage structures.
14. Parks Canada should contribute financially to the upgrade of the sewage treatment facility.

MORAINE LAKE LODGE

Location: Moraine Lake Lodge is located near the shore of Moraine Lake in the Valley of the Ten Peaks at an elevation of 1,765 meters. The lodge is 11 km from the intersection of Lake Louise Drive at the end of the Moraine Lake Road.

Historical Significance: A carriage road was first constructed into Moraine Lake in 1911 in an attempt to link it to Lake Louise for tourism development. The first permanent structure in the area was a tea house, completed in 1922. A lodge and bungalow camp were constructed on the site a year later. These original buildings were removed in 1989 and replaced by the current development.

General Description: The site is one of the finest in the national park system with unparalleled mountain and lake views. Several guest cabins and staff accommodation buildings surround the large modern lodge, which was designed by Arthur Erikson. Parking for lodge guests is separate from the large public parking lot. Moraine Lake is a major trailhead and destination, serving approximately 4,000 to 5,000 persons per day during peak periods.

Lease area: 0.87 ha

Season of operation: summer only

Ancillary services: restaurant, public washrooms, gift shop and canoe rentals.

Total m² of commercial development: 1,858

Total number of units for overnight accommodation: 33

Maximum occupancy: 70

Total number of staff: 65

Total staff accommodation units on site: 51

Total m² of staff accommodation: 576

FAR: 0.225

Lease expiry date: 2027

Sewage system: pump & truck to Lake Louise

Potable water: treated surface source

Energy source: diesel generator

EXISTING CONDITIONS AND KEY ISSUES

1. Moraine Lake experiences extremely high day use with approximately 4,000 to 5,000 visitors on peak summer days. The extremely high volume of day use traffic in the area requires substantial infrastructure support and potentially has a negative impact on both the natural environment and the visitor experience.

2. The high volume of use in the Moraine Lake area has the potential to negatively impact both the environment and the visitor experience through vehicular congestion, demands on existing infrastructure, crowding and trampling of vegetation.

3. The Moraine Lake parking lot is the designated trail head for several hiking and biking trails in the valley.

4. The sense of arrival to the site is degraded by the extensive parking area.

5. The natural vegetation on the site and the efforts to maintain tree cover in and around the lodge has helped to screen the property from the parking area and lakeside trail.

6. The high day use in the area increases the potential for wildlife habituation and wildlife/human conflict.

7. The siting of the lodge and the cabins in relation to the lake, mountains and surrounding hiking trails is superb.

8. The modern architecture of the main lodge is distinguished by the powerful use of large post and beam roundwood construction and simple roof forms. Natural stonework is carefully used at key locations such as the main entry road.

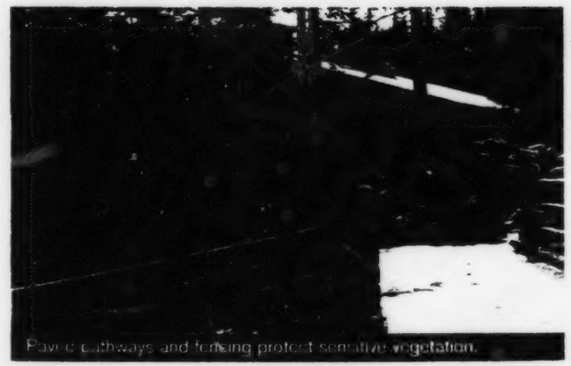
9. Public spaces and pathways are well defined and help to control pedestrian movement.

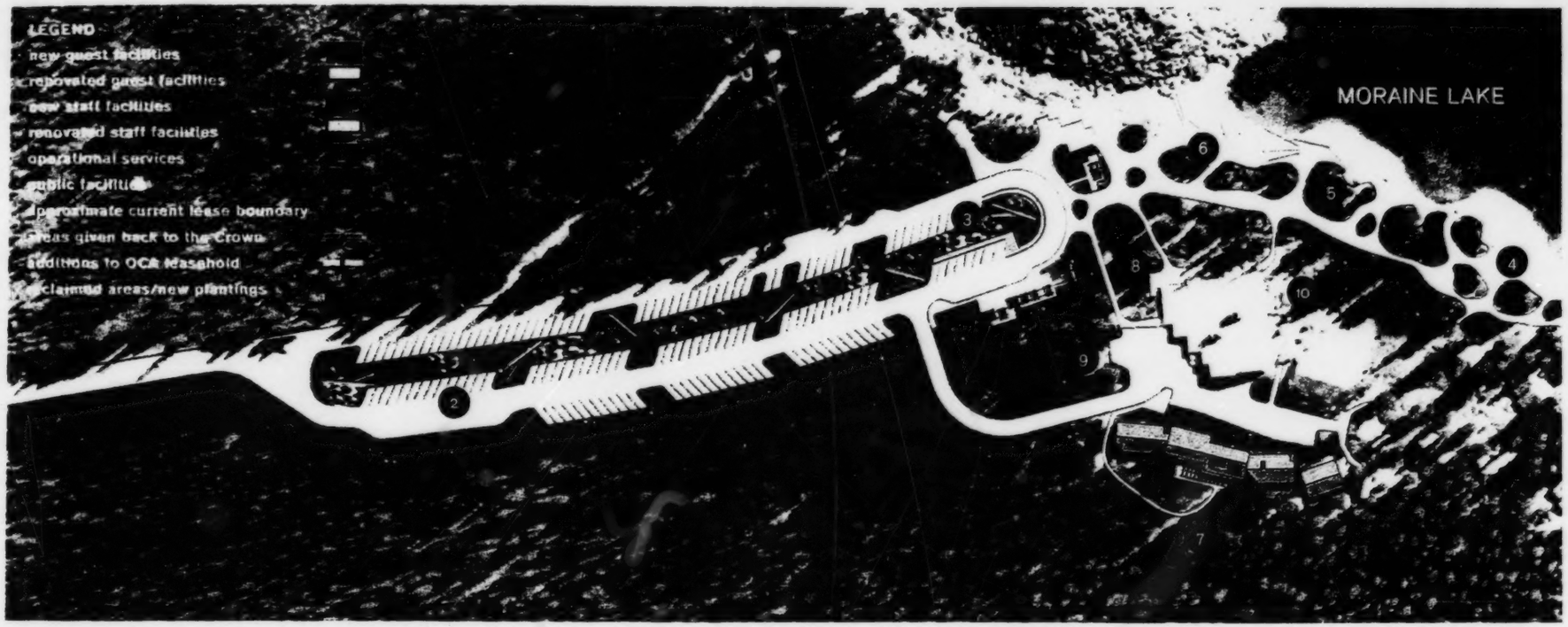
10. There is little, if any, landscape transition from the parking lot to the lake.

11. The staff accommodation provides for the majority but not all of the lodge's requirements. 15 staff are currently housed in Lake Louise.

12. Sewage treatment on site separates liquids and solids in a septic tank. The liquid portion of the sewage is pumped from a storage tank at the edge of the parking lot and trucked to the Lake Louise Treatment Plant up to five times a day, which increases the potential for accidents on the road. There have been problems with the sewage system in the past.

Moraine Lake attracts high numbers of dayusers


Pave pathways and fencing protect sensitive vegetation.



MORAINE LAKE LODGE

SUMMARY

Additional m² commercial development: 0
Future total m² of commercial development: 1,858
Additional m² staff accommodation: 300
Future total m² staff accommodation: 876
Additional units for overnight accommodation: 0
Future total units for overnight accommodation: 33
Additional guest capacity: 0
Future total guest capacity: 70

POTENTIAL FUTURE DEVELOPMENT

- An expansion to staff accommodation.

CONDITIONS OF DEVELOPMENT

- Upgrade to tertiary sewage treatment.

GUIDELINES

1. The impacts of existing use need to be evaluated and monitored on an ongoing basis. Limits to day use may need to be established if the impacts become unacceptable. A thorough environmental assessment of the existing conditions is needed for the entire area including the lodge, the hiking trails and the access road. This assessment must consider wildlife movement and habituation, vegetation damage, the effect of crowding on the quality of visitor experience, the impact on the Larch Valley and Consolation Lakes hiking trails, as well as on air and noise pollution.

2. The large parking area at Moraine Lake is the responsibility of Parks Canada. The parking situation is integral to the overall visitor experience at Moraine Lake Lodge and requires substantial improvement. Parking congestion may ultimately lead to the need for public transportation to the lake. Should this occur, opportunities exist to substantially reduce and reclaim the parking lot. However, it is suggested that a graduated approach be taken to improving both parking congestion and the sense of arrival to the site. Parking lot improvement should include the following strategies.

   a) The existing parking lot should be chipped (low cost paving), line painted and properly signed in order to improve space utilization. Other interim measures, such as prohibition of long term parking, exclusion of recreation vehicles, motor homes and unscheduled tour buses, should also be considered. Vehicles should be turned away at the access road intersection if the parking lot is full. No parking should be allowed along the main access road.

   b) Should the above management adequately address the problem and seem likely to accommodate future parking demands, substantial improvements to the existing parking lot should be considered. These include greater within-lot planting, asphalt paving, and greater landscape separation between the lake and the lot. The panel considers that this solution is unlikely to satisfy long-term requirements but advances it as a possible interim solution. The high cost of these measures reduces their attractiveness if they do not provide a long-term solution.

   c) Should the previous steps prove inadequate, the restriction of private vehicle access to Moraine Lake and the provision of public transportation should be considered during the peak season. The parking lot should be greatly reduced in size to accommodate only scheduled tour buses, shuttle buses, emergency and service vehicles and the number of vehicles that are likely to use the area during the period when public transportation is not available. Lodge traffic will be restricted to private vehicles of registered overnight guests as well as staff and service vehicles.

   The redesigned lot should emphasize the sense of arrival to the mountain site and should include elements of rockwork as well as significant plantings of natural vegetation. A covered open structure/shelter drawing heavily upon the lodge for architectural influence should be constructed adjacent to the parking lot. It should provide shelter for those awaiting public transit as well as providing interpretive opportunities. The size of the shelter will depend on the visitation at peak periods. The new parking lot design should include: handicapped and emergency parking, bus drop-off and parking, improved pedestrian flow, and improved signage. Serviced public washrooms to the east of the parking lot should be removed (retain pump out privies for off-season use). The proposed stages should be directed by Parks Canada in consultation with the operator and with a cost sharing arrangement that reflects both the public use of the lot and the substantial financial contribution that the public traffic flow makes to Moraine Lake Lodge.

3. The reduction of the parking lot should only be considered after a successful two season trial of a public transportation system for the Lake Louise area. The economic impact on the Lodge also needs to be assessed and considered.

4. A landscape plan should be prepared in consultation with the OCA operator for the area from the parking lot entry to the canoe dock.

5. The area between the lake and the lot should be intensively landscaped with spruce and rockwork in order to provide a suitable transition from the lot to the lake. Interpretive signage, benches and tables should be provided in this area.

6. Seating areas in small coves should be provided as well as barriers (boulders and rails) to protect vegetated areas along the heavily used lakeshore.

7. A minimum of 20 m² should be provided for each staff member. Moraine Lake Lodge may also be required to build additional accommodation for the 15 staff which are currently housed in Lake Louise. While no change in leasehold size should be considered to accommodate these requirements, some adjustments to leasehold boundaries may be required to facilitate the new development. The site will then be considered to be at its full build out and no additional development will be permitted.

8. A new pedestrian entrance to the lodge should be created by reducing the width of and reclaiming the existing access road.

9. The current truck/delivery arrangement for hauling sewage should be replaced with on site tertiary treatment.

10. Spruce plantings should be added to the area of the old septic field.

BAKER CREEK CHALETS

Location: Baker Creek Chalets is located on the Bow Valley Parkway (Highway1A) and adjacent to the CPR mainline, 16 km east of Lake Louise.

Historical Significance: Baker Creek Chalets was established in 1948 as an outlying bungalow camp. Although some of the older cabins still exist on the site as maintenance sheds, none of the existing bungalows used for guest accommodation have historic value.

General Description: Baker Creek Chalets is an attractive development on the scenic Bow Valley Parkway. The facility consists of a main lodge, a restaurant, an office building and operator residence, and several cabins. All structures are built with log and stone and have bright red roofs. Parking is consolidated by the road and vehicle access is restricted to dropping off and picking up luggage and guests, and service vehicles.

Lease area: 1.06 ha

Season of operation: year round

Ancillary services: restaurant, lounge, exercise room and small gift shop

Total m² of commercial development: 1,562

Total number of units for overnight accommodation: 33

Maximum occupancy: 152

Total number of staff: 33

Total number of staff accommodated on site: 20

Total m² of staff accommodation: 371

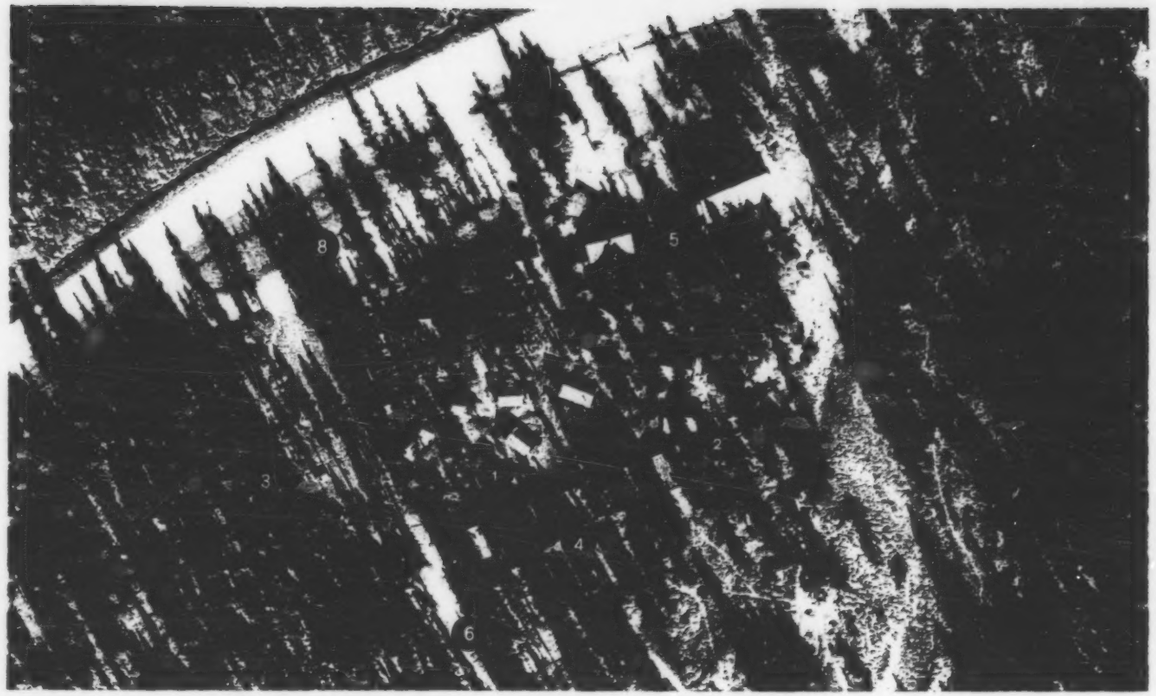
FAR: 0.182

Lease expiry date: 2025

Sewage system: septic field

Potable water: two wells

Energy source: Trans Alta Utilities and propane



EXISTING CONDITIONS AND KEY ISSUES

1. Baker Creek Chalets has successfully maintained the character of the original bungalow camp style. The cabins are well situated in relation to the main building and away from the road.

2. Many of the trees on the site have been maintained. Other vegetation is predominantly turf and non-native species.

3. Tree removal for fire control on the leasehold and the surrounding land is necessary but obvious.

4. Many of the cabins are placed very close together which limits the use of natural vegetation and the potential for revegetation.

5. The architectural style of the cabins and lodge are appropriate for the mountain parks. The colours, details and materials that have been used are attractive.

6. The area between the sheds and old bungalows is used for parking maintenance vehicles. Although this area is separated from the guest accommodation, it remains highly visible.

7. Parking is not provided next to the cabins and is concentrated in three areas. This approach to vehicular access has successfully retained some natural elements on the site and has minimized the impact of cars.

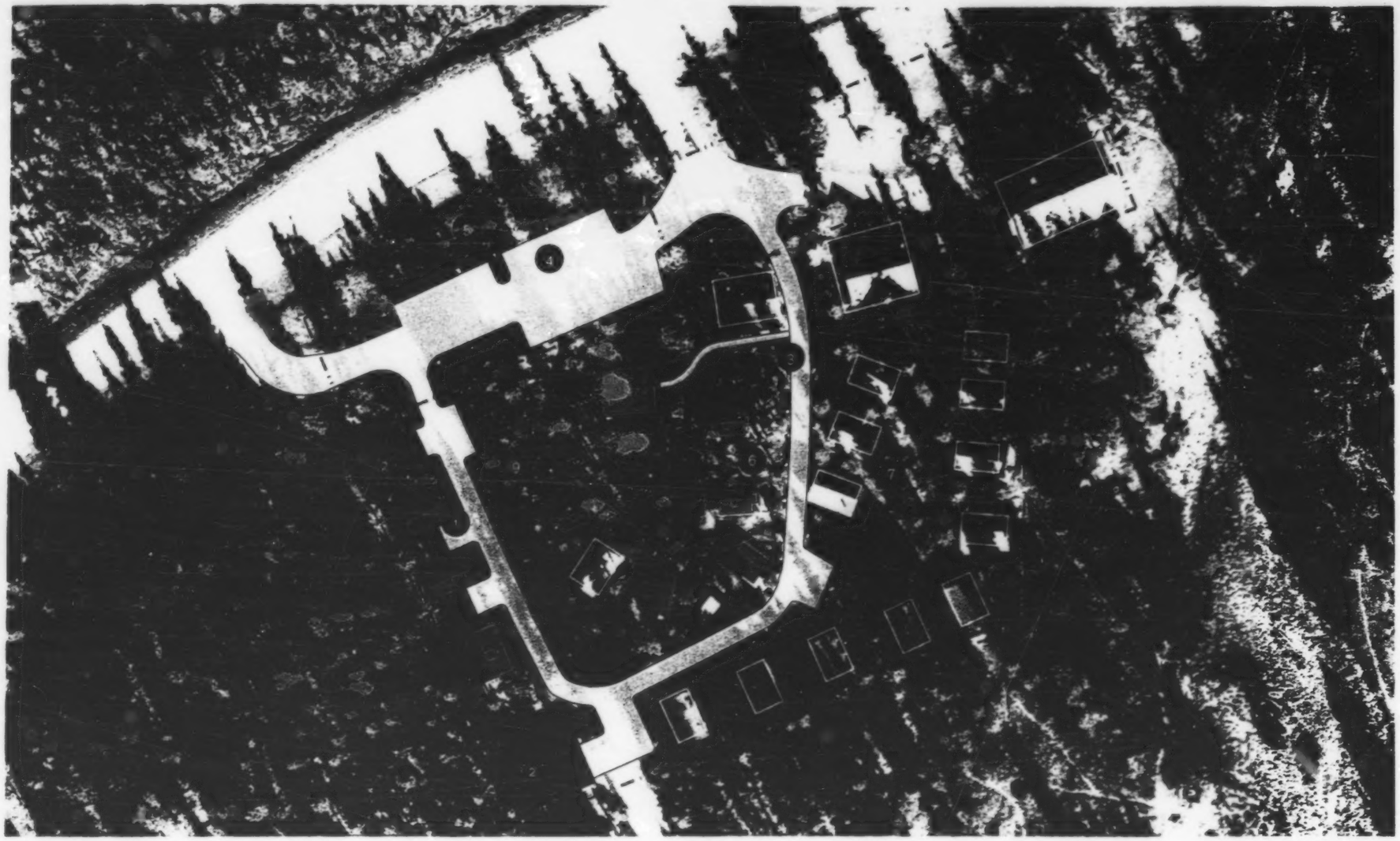
Restricted vehicle access adds to the character of the site

Materials and character are appropriate. However, the log is too large

Decks provide important outdoor space but could be larger

Baker Creek Bungalows site overview

Fuel modification efforts are obvious on the site



BAKER CREEK CHALETS

SUMMARY

Additional m² commercial development: 225
Future total m² of commercial development: 1,787
Additional m² staff accommodation: 87
Future total m² staff accommodation: 458
Additional units for overnight accommodation: 2
Future total units for overnight accommodation: 35
Additional guest capacity: 7
Future total guest capacity: 159

POTENTIAL FUTURE DEVELOPMENT

- Replacement or upgrade of five guest cabins.
- Construction of a six-plex (or two triplexes) for guest accommodation, not to exceed 250 m².
- Construction of two single-unit cabins and one duplex unit for guest accommodation on existing parking lot (single units 45 m² each, duplex 90 m²).
- An increase in guest capacity by 7 people.
- Construction of a senior staff duplex unit on existing parking lot which may include a single-car garage for service vehicles (not to exceed 90 m²).
- Construction of staff and laundry building (8 staff units, a common area and laundry). The maximum size of the building will be 400 m².
- Total increase in commercial development is a maximum of 225 m² in the form of fifteen new units to replace thirteen to be removed.

CONDITIONS OF DEVELOPMENT

- Construction restricted to previously disturbed land.
- Retention of all trees.
- Removal of 13 guest units.
- Removal of existing staff accommodation buildings.
- Additional planting to screen parking lot.

GUIDELINES

1. Replace the older cabins with new cabins. This requires the removal of 13 guest structures and the construction of a maximum of 15 units, for a net gain of two guest units.
2. Replace and consolidate existing staff accommodation into three new buildings.
3. Maintain a small, pedestrian scale roadway system. Consolidate all parking in the main parking lot.
4. No additional surface parking.
5. Increase screening of parking area from the road.
6. Increase between building distance upon replacement and construction of new accommodation units.
7. Utilize recently constructed buildings as precedent. Retain porches, steeply pitched roofs, lofts and stone fireplaces.
8. Ensure sewage treatment maintains established Parks Canada standards.
9. Initiate underplanting program with white spruce. Consult Parks Canada fire behavior officer for planting distances.

LEGEND

new guest facilities
renovated guest facilities
new staff facilities
renovated staff facilities
operational services
public facilities
approximate current lease boundary
areas given back to the Crown
additions to OCA leasehold
reclaimed areas/new plantings

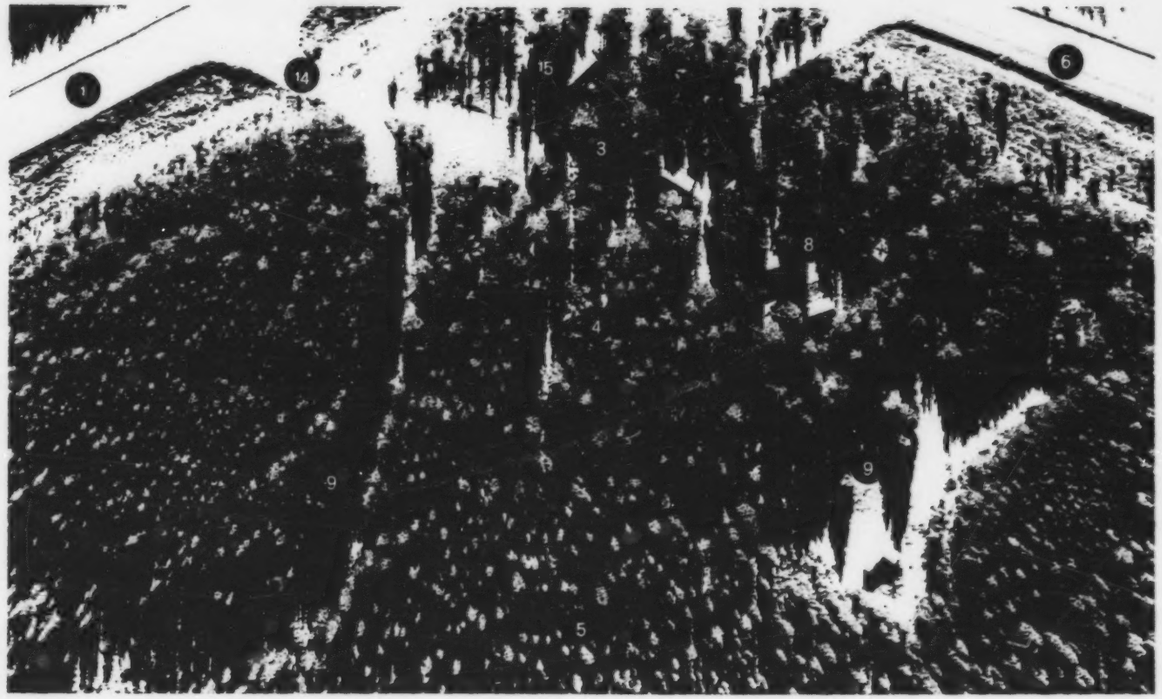
STORM MOUNTAIN LODGE

Location: Storm Mountain Lodge is located on Highway 93, 5 km southwest of the Trans Canada Highway, approximately half way between Banff and Lake Louise. The lodge is situated in the Vermillion Pass, close to the border of Banff and Kootenay National Parks.

Historical Significance: Storm Mountain Lodge was developed by CP Rail in the late 1920's. The main lodge was constructed shortly after the opening of the Banff-Windermere Highway (#93) to accommodate guests travelling by car through the parks. The lodge has been identified as having significant historic value because of the architecture and the building's location.

General Description: Storm Mountain Lodge is currently a small bungalow camp development with a main lodge containing a restaurant, 12 bungalow style cabins, 4 staff cabins and several service buildings. The main lodge has a screened veranda that looks south, east and west across the Vermillion Pass. The operators currently have a development proposal under review. As a result, the facility has been closed in anticipation of redevelopment.

Lease area: 2.31 ha
Season of operation: summer only
Ancillary services: restaurant
Total m² of commercial development: 659
Total number of units for overnight accommodation: 12
Maximum occupancy: 48
Total number of staff: 24
Total number of staff accommodated on site: 24
Total m² of staff accommodation: 185
FAR: 0.040
Lease expiry date: 2034
Sewage system: septic field
Potable water: surface - piped from cistern
Energy source: 2 diesel generators

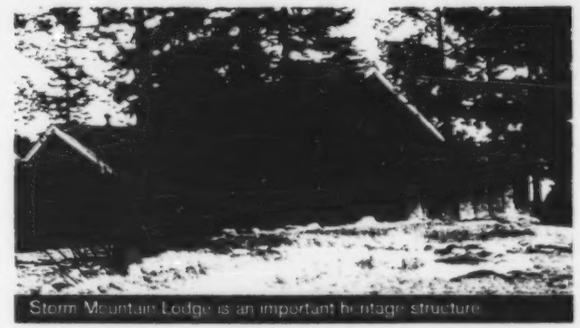


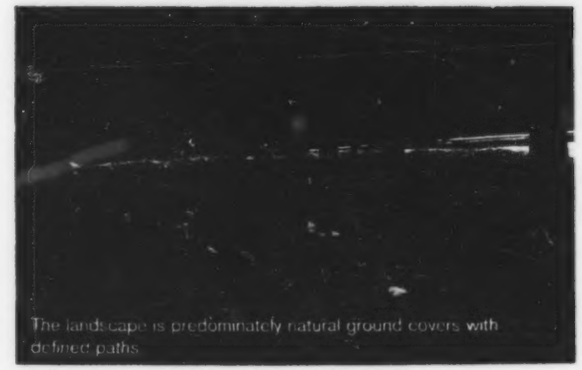
EXISTING CONDITIONS AND KEY ISSUES

1. The existing development is located close to the highway.
2. The Storm Mountain area is part of the Siksika Native land claim.
3. The OCA is a rustic and low density development that is characteristic of the original bungalow camp.
4. The site has been kept very natural. It is vegetated with Lodgepole Pine, Engelmann Spruce and native grasses.
5. The location of the facility in an important pass has raised concerns of how new development would affect wildlife movement.
6. The views from the main lodge are superb, except that the lodge faces the highway. The closeness to the road creates noise problems.
7. The existing structures are dark colours which appropriately minimize their visibility, particularly from the road. The cabins and lodge are constructed of wood siding and stone.
8. The parking areas and access to the cabins are not well defined and highly distributed.
9. The leasehold contains large areas of previously disturbed land that is attributed to truck use at the site.
10. The facility has been closed for the past two years in anticipation of redevelopment. During that time, the condition of the cabins has deteriorated significantly.
11. Current sewage treatment is inadequate.
12. Power is generated on site by diesel generator.
13. Several trails are in the vicinity of the lodge.
14. The access roads to the site are dangerous and require realignment due to placement on highway curve.
15. The main lodge building is in need of restoration.
16. At the time of the moratorium, the redevelopment application had advanced to the point that satisfactory resolution of environmental concerns relating to impacts on wildlife, not to the physical design of the lodge, was the only issue that needed to be addressed prior to issuance of a development permit. This fact was taken into consideration during OCA Panel deliberations.

The outstanding view is compromised by the highway

The style of the original cabins should inform new development

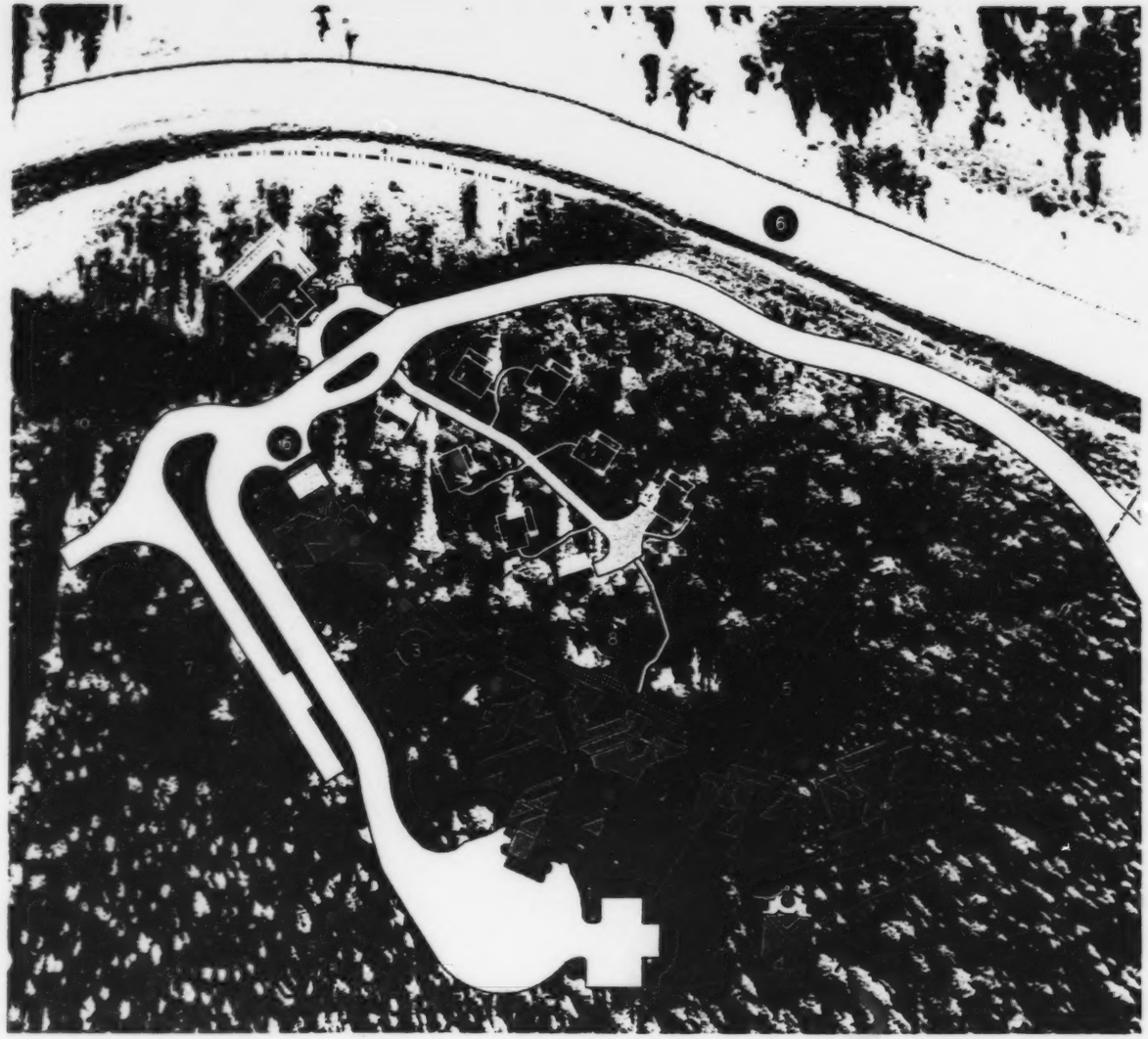

Storm Mountain Lodge is an important heritage structure


The landscape is predominately natural ground covers with defined paths

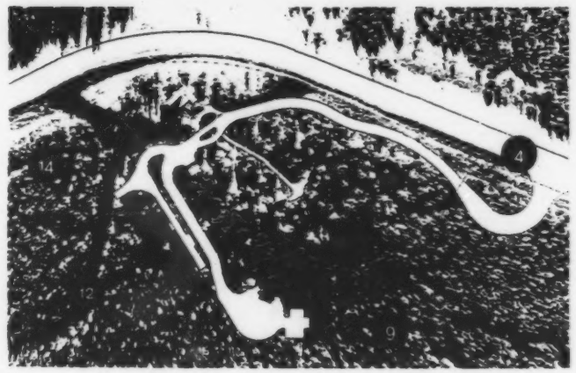
GUIDELINES

The Panel recommends that, upon satisfactory resolution of the environmental concerns identified in the environmental assessment, the project may proceed as proposed in the accompanying plan if the conditions of development listed on this page are met.

1. Complete redevelopment of the guest accommodation and ancillary services, as proposed.
2. Restore the original lodge.
3. The proposed development indicates an increase from 12 units to 53, for a net gain of 41 accommodation units.
4. Improve the safety of access to the site through the redesign of the access roads.
5. Retain the natural character of the site by protecting and enhancing native vegetation.
6. Reduce the visibility of the development from Highway 93A by appropriate setbacks and vegetative screening.
7. Locate staff accommodations as indicated.
8. Retain views of Storm Mountain and the valley from the development where possible.
9. Fence perimeter of leasehold to help contain visitors in the core area of development. Restrict visitor activities on the site to contain the impact of human use to the leasehold.
10. Upgrade existing sewage treatment to tertiary plant.
11. Remove diesel generator and install underground power supply linked to the powergrid on the Trans Canada Highway.
12. Install potable water treatment. Remove and reclaim existing surface pipeline, reservoir and reservoir access roadway.
13. Reclaim borrow pit east of lodge.
14. Close and reclaim trails and old road within 200 m of leasehold boundary.
15. Prepare a forest fuel management plan in conjunction with Parks Canada.
16. Construct the majority of guest and staff parking underground.



17. The operator should be encouraged to provide a shuttle service for guests to and from the lodge in order to reduce traffic on the Windermere Highway.
18. Parks Canada, in consultation with transportation authorities, should reduce speed limits in the Vermillion Pass area, particularly around Storm Mountain Lodge, in order to reduce wildlife fatalities and improve the safety of the lodge turn offs.



STORM MOUNTAIN LODGE

SUMMARY

Additional m² commercial development: 3,602
Future total m² of commercial development: 4,261
Additional m² staff accommodation: 920
Future total m² staff accommodation: 1,105
Additional units for overnight accommodation: 41
Future total units for overnight accommodation: 53
Additional guest capacity: 67
Future total guest capacity: 115

PROPOSED FUTURE DEVELOPMENT

- Construction of an additional 41 units and main lodge as submitted to Parks Canada with modification for on-site staff accommodation location as indicated.

CONDITIONS OF DEVELOPMENT

- Elimination of diesel generator. Underground connection to the power grid.
- Tertiary treatment plant to replace septic system.
- Restoration of the original lodge.
- Construction of underground parking with surface parking restricted to service use only.
- Adaptive reuse of the historic cabins and lodge.
- An appropriate design of the new buildings using natural materials.
- Support for wildlife research programs in the Vermillion Crossing area.
- Close and reclaim surrounding trails. Fence the core of the development.
- Complete protection of all vegetation.

LEGEND

new guest facilities
renovated guest facilities
new staff facilities
renovated staff facilities
operational services
public facilities
approximate current lease boundary
areas given back to the Crown
additions to OCA leasehold
reclaimed areas/new plantings

CASTLE MOUNTAIN VILLAGE

Location: Castle Mountain Village is located 32 km west of the Town of Banff on the Bow Valley Parkway (Highway 1A) at the junction of Highway 93 south. The facility is situated near to the Castle Mountain hostel, the Parks Canada warden station, a front country campground and the CPR mainline.

Historical Significance: Castle Mountain Bungalows was constructed in 1939. The original development consisted of nine cabins, a main lodge, tea room and gas station. One of the original cabins still exists on the site and has recently been renovated.

General Description: Castle Mountain Village acts as both an OCA and a service centre for travellers on the Bow Valley Parkway. The current development consists of cabins, a main lodge, a store and various maintenance buildings. The grocery store and gas bar provide services for day users as well as visitors staying at the hostel and campground.

Lease area: 1.50 ha

Season of operation: year round

Ancillary services: grocery store and gas station

Total m² of commercial development: 1,390

Total number of units for overnight accommodation: 19

Maximum occupancy: 82

Total number of staff: 16

Total number of staff accommodated on site: 16

Total m² of staff accommodation: 735

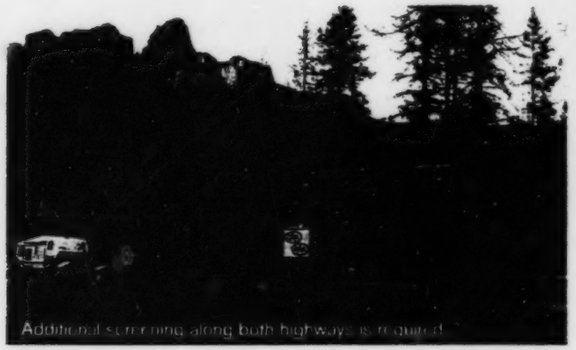
FAR: 0.150

Lease expiry date: 2004

Sewage system: septic field

Potable water: well

Energy source: Trans Alta Utilities and propane


Additional screening along both highways is required

The development is highly visible from the road

EXISTING CONDITIONS AND KEY ISSUES

1. The facility is situated on a corner lot at the junction of highway 1A and highway 93. The size and shape of the leasehold has affected the site design. The result is that many of the buildings and services are located close to the roads, making the development highly visible.

2. The development requires additional screening from the highway.

3. The cabins are placed close together in two circles facing inward. All site furnishings, such as barbecues and picnic tables are located in the central green space.

4. The site is vegetated predominantly with turf with substantial lawns around the cabins. The surrounding forest is Lodgepole Pine and Engelmann Spruce. Many pine trees appear to have been damaged by disease.

5. Castle Mountain Village is a known attraction for ungulates. There has also been some concern for wildlife displacement as a result of the level of human use in the junction area.

6. Although the colours and materials that have been used in construction are appropriate for the national parks, the existing buildings represent a variety of architectural styles. The design of the older cabins differ in size and scale from the main lodge, the store and the new cabins.

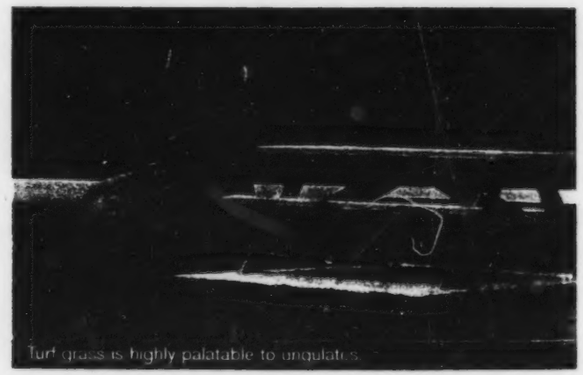
7. One barrier free unit has been constructed on the site.

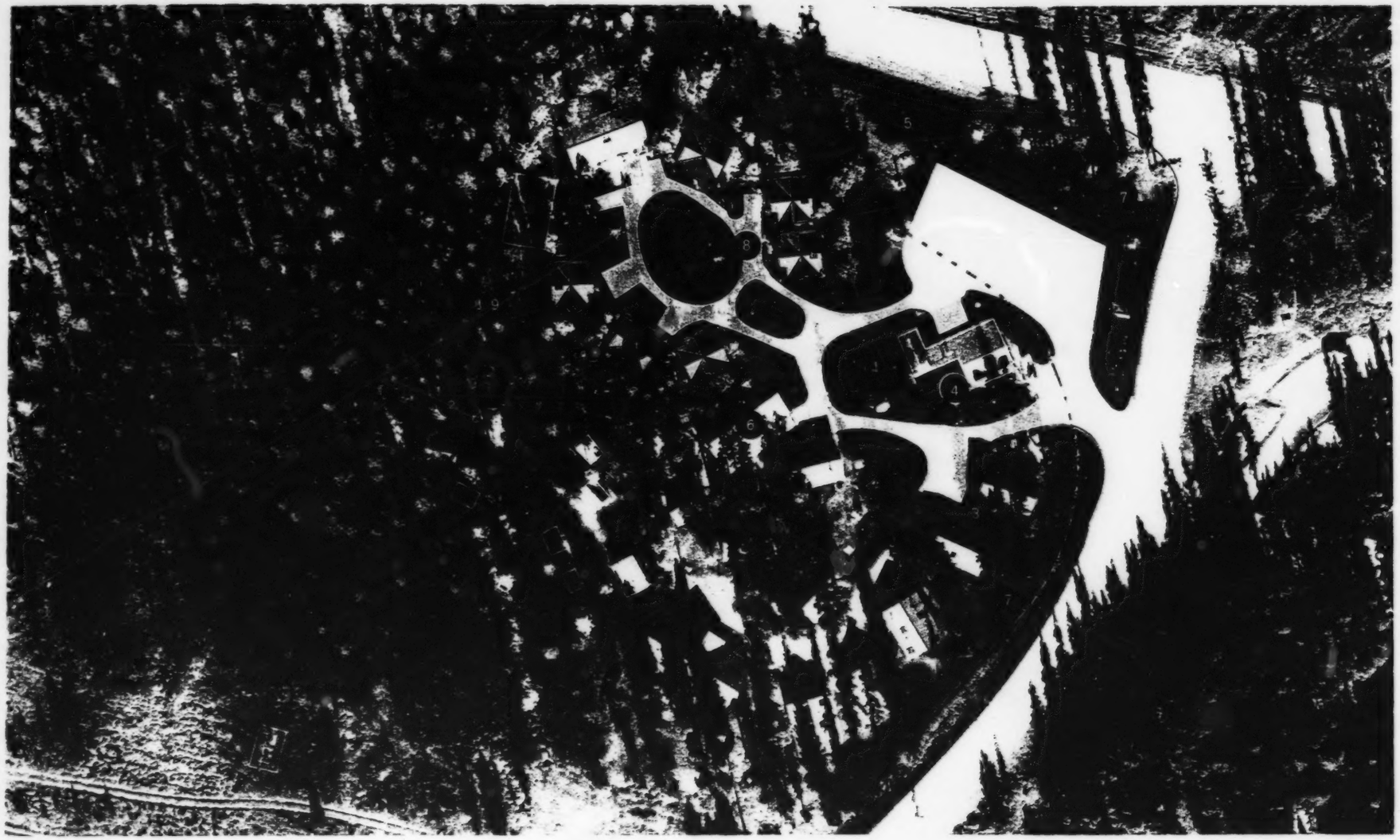
8. The parking area for the office and store is predominantly off the leasehold.

9. The Castle Junction area is part of the Siksika Native land claim

Appropriate colours and materials

Castle Mountain Village site overview


Turf grass is highly palatable to ungulates



CASTLE MOUNTAIN VILLAGE

SUMMARY

Additional m² commercial development: 360
Future total m² of commercial development: 1,750
Additional m² staff accommodation: 0
Future total m² staff accommodation: 735
Additional units for overnight accommodation: 8
Future total units for overnight accommodation: 27
Additional guest capacity: 24
Future total guest capacity: 106

POTENTIAL FUTURE DEVELOPMENT

- Maximum new development not to exceed 300 m² in the form of two new units and six redeveloped cabins (which may be duplexed to add a further 6 guests) and a maximum increased guest capacity of 24 for a total of 106 people.
- An expansion of the grocery and gift store by 60 m².

CONDITIONS OF DEVELOPMENT

- Landscape improvements to the site including screening of the development from the highway and underplanting the site with spruce.

GUIDELINES

1. Replace or redevelop six older cabins to be consistent with the most recent redevelopment These larger buildings may be configured as 2 duplex units of approximately 37 m² each or one unit of 74 m² at the discretion of the operator.
2. Construct two new units at 37 m² each as 2 single cabins or one duplex.
3. The operator should be encouraged to continue to provide barrier-free accommodation.
4. An expansion of 60 m² to the existing retail space which would ideally result in the redevelopment of the store. A new store should provide a visual focus for the site. Architectural style should draw inspiration from the original building on site.
5. Reduce areas of mown turf grass and revegetate using native plant species.
6. New development must be consistent with existing development. No new building should be larger than a duplex.
7. Increase screening of the development from the road by planting and roadway verges.
8. Consolidate parking and reduce roadway width wherever possible to minimize the visual impact of vehicles on the site.
9. Heavily underplant the lodgepole pine stand with spruce. Consult with an arborist/forester to develop an effective strategy to address the eventual removal of the diseased trees. Ensure planting spacing meets forest fuel management standards established by Parks Canada.

LEGEND

- **new guest facilities**
- **renovated guest facilities**
- **new staff facilities**
- **renovated staff facilities**
- **operational services**
- **public facilities**
- **approximate current lease boundary**
- **areas given back to the Crown**
- **additions to OCA leasehold**
- **reclaimed areas/new plantings**

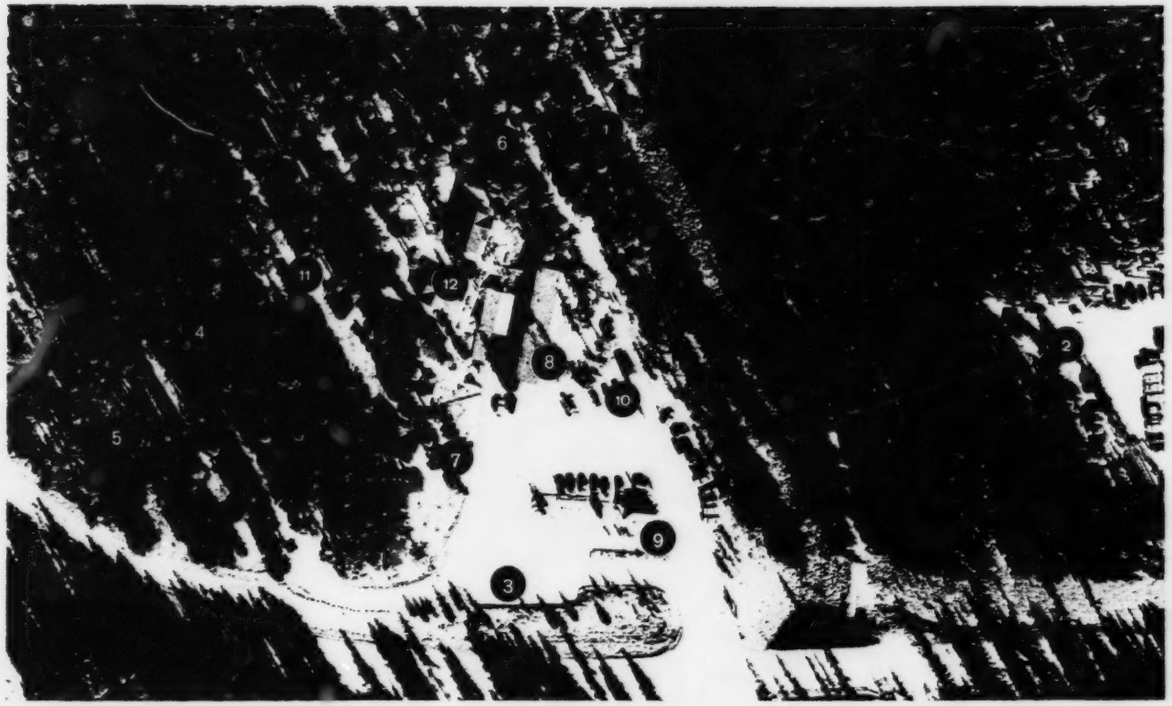
JOHNSTON CANYON RESORT

Location: Johnston Canyon Resort is located 27 km west of Banff and 33 km east of Lake Louise on the Bow Valley Parkway (Highway1A). The OCA is located at the trailhead of the very popular paved hiking trail that follows Johnston Creek into the canyon, passing seven waterfalls. There is a public parking lot across the creek from the OCA.

Historical Significance: The original structure at the mouth of Johnston Canyon was a tea house, completed in 1913. In 1927, the operators, Walter and Marguerite Camp, expanded the tea house to include a service station and in 1930 a bungalow camp was established. Johnston Canyon Bungalows became the first OCA in Banff National Park that was not owned by CP Rail. Many of the original cabins still exist and the current operators are in the process of restoring the older 1930's cabins.

General Description: Johnston Canyon Resort is a low density development of small cabins located on the ridge overlooking the trailhead. The main lodge building contains a restaurant with outdoor patio, a store and staff accommodation, and is situated at the end of the large parking lot at the entrance to the canyon trail.

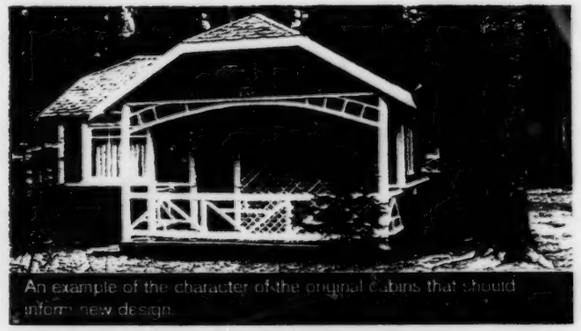
Lease area: 2.03 ha
Season of operation: spring, summer and fall
Ancillary services: restaurant, gift shop and public washrooms
Total m² of commercial development: 2,555
Total number of units for overnight accommodation: 41
Maximum occupancy: 108
Total number of staff: 35
Total number of staff accommodated on site: 35
Total m² of staff accommodation: 390
FAR: 0.119
Lease expiry date: 2004
Sewage system: septic field and pump and truck
Potable water: well
Energy source: Trans Alta Utilities and propane



EXISTING CONDITIONS AND KEY ISSUES

1. The area is extremely popular with day visitors. Johnston Canyon trail is paved, providing easy access for all levels of hikers.
2. Day use activities associated with the Johnston Canyon trails and overnight activities associated with the OCA are not easily separated. This makes it difficult to manage parking and use of trails.
3. Improvements to the design of the parking lot would benefit the sense of entry to the site.
4. The vegetation on the site is natural and many trees have been retained. Fuel modification has been completed on the site.
5. The area is known as a wildlife movement corridor. There are concerns with wildlife displacement resulting from the high use in the area.
6. There are some erosion problems due to the steep embankment. The paths from the cabins to the public trails are eroded and lack definition.
7. An attractive, stone retaining wall has been constructed on the bank between the cabins and the parking lot. However, there is still evidence of erosion, particularly behind the main lodge. Stairways require reconstruction.
8. The architectural style of the main building is inconsistent with the style of the original cabins and could benefit substantially from renovation.
9. The gas station has recently been closed and the tanks have been removed.
10. The OCA provides parking and public washroom facilities for day visitors. Many people park in the resort parking lot because it is closer to the trailhead and signage for public parking is insufficient. Additional public parking and washroom facilities are required.
11. The paths and roadway through the bungalow camp are unpaved and help to minimize the visual impact of cars. Although parking is provided at each unit, the narrow gravel roads provide a natural treatment of the landscape.
12. The existing staff accommodation is insufficient.
13. The overhead wires are low hanging and unattractive. Lighting does not meet "dark sky" guidelines.
14. There has been long term wildfire suppression in the Bow Valley area which puts Johnston Canyon Resort at high risk due to fuel accumulation.

The gas station has recently been closed.


An example of the character of the original cabins that should inform new design.

The architectural style of the main building is inconsistent with that of the cabins and would benefit from extensive renovation.

Stairways and retaining walls require reconstruction.

GUIDELINES

1. Retain all trees on the site and build on disturbed land only.
2. Redesign and landscape the parking lot in front of the main lodge which may include a check-in kiosk.
3. Construction of an additional four units for overnight accommodation on existing tennis court area.
4. Redevelopment of the main lodge building should draw upon existing shingle style cabins for design precedent. Utilize more steeply sloping roof, sawn shingle siding, and multi-pane wooden windows to increase design compatibility with existing cabin details.
5. Reconfigure and slightly expand the outdoor terrace area of the restaurant. Incorporate trees into deck.
6. Replace signage on main building with smaller scale elements.
7. Retain narrow, gravel roadways. Do not pave.
8. Replace lighting with sharp cut off "dark sky" compliant system.
9. Increase screening of the facility from the road to improve the visual quality of the site.
10. Provide a total of approximately 950 m² total gross floor area of staff accommodation on site by replacement or renovation of existing staff buildings and new construction.
11. Place all overhead wiring underground.
12. Reconstruct retaining walls and stairways.
13. Review quality of infrastructure at the site and upgrade to designated Parks Canada standards.
14. Parks Canada shall improve public washrooms and parking areas for day visitors. A cost sharing agreement between Parks Canada and the operator may be considered to recognize the financial benefit accruing to the OCA from its location.

JOHNSTON CANYON RESORT

SUMMARY

Additional m² commercial development: 293
Future total m² of commercial development: 2,848
Additional m² staff accommodation: 560
Future total m² staff accommodation: 950
Additional units for overnight accommodation: 4
Future total units for overnight accommodation: 45
Additional guest capacity: 16
Future total guest capacity: 124

POTENTIAL FUTURE DEVELOPMENT

- A maximum expansion of 4 additional guest units in the form of 4 single-unit cabins at 40 m² each with an additional guest capacity of 16 for a total capacity of 124 people.
- Construction of staff accommodation buildings for a total of 560 m² additional development for staff.
- Redevelopment of the existing entry kiosk with an expansion of 40 m² which could be combined with the main lodge building.
- An expansion to the restaurant and gift shop by 93 m² for ancillary commercial services.

CONDITIONS OF DEVELOPMENT

- Landscape improvements, including the parking lot, stairways, retaining walls, signage and lighting.
- Construction on previously disturbed lands.
- All necessary upgrades (if any) to infrastructure as determined by Parks Canada.

LEGEND

new guest facilities
renovated guest facilities
new staff facilities
renovated staff facilities
operational services
public facilities
approximate current lease boundary
areas given back to the Crown
additions to OCA leasehold
reclaimed areas/new plantings

TIMBERLINE INN

Location: The Timberline Inn is located at the junction of the Trans Canada Highway and the Mount Norquay access road, 1.5 km from downtown Banff.

Historical Significance: Evidence of prehistoric human occupation in the Vermillion Lakes area dates back to approximately 10,500 BC. There are two known archaeological sites near the Timberline Inn. The first is a prehistoric campsite located immediately north of Highway 1 along the top of the embankment; the second is a prehistoric campsite situated 100 m northwest of the Timberline parking lot along the ski out. The lodge was completed in 1958 and has no historic significance.

General Description: The Timberline Inn is a highly visible development on the ridge above the Trans Canada Highway. The Inn has exceptional views of the Vermillion Lakes and Mount Rundle, however, guests are forced to deal with noise associated with the proximity to the highway.

Lease area: 2.02 ha

Season of operation: year round

Ancillary services: restaurant and lounge

Total m² of commercial development: 2,915

Total number of units for overnight accommodation: 52

Maximum occupancy: 129

Total number of staff: 45

Total number of staff accommodated on site: 30

Total m² of staff accommodation: 574

FAR: 0.162

Lease expiry date: perpetual

Sewage system: Banff town site

Potable water: Banff town site

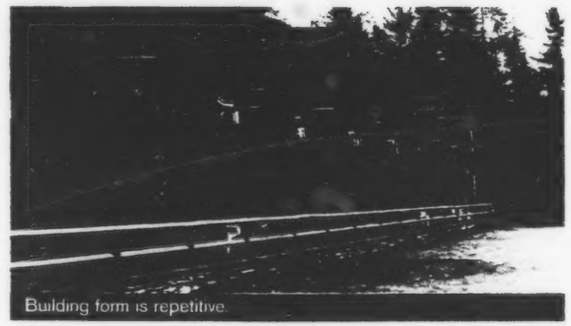
Energy source: Trans Alta Utilities and natural gas

EXISTING CONDITIONS AND KEY ISSUES

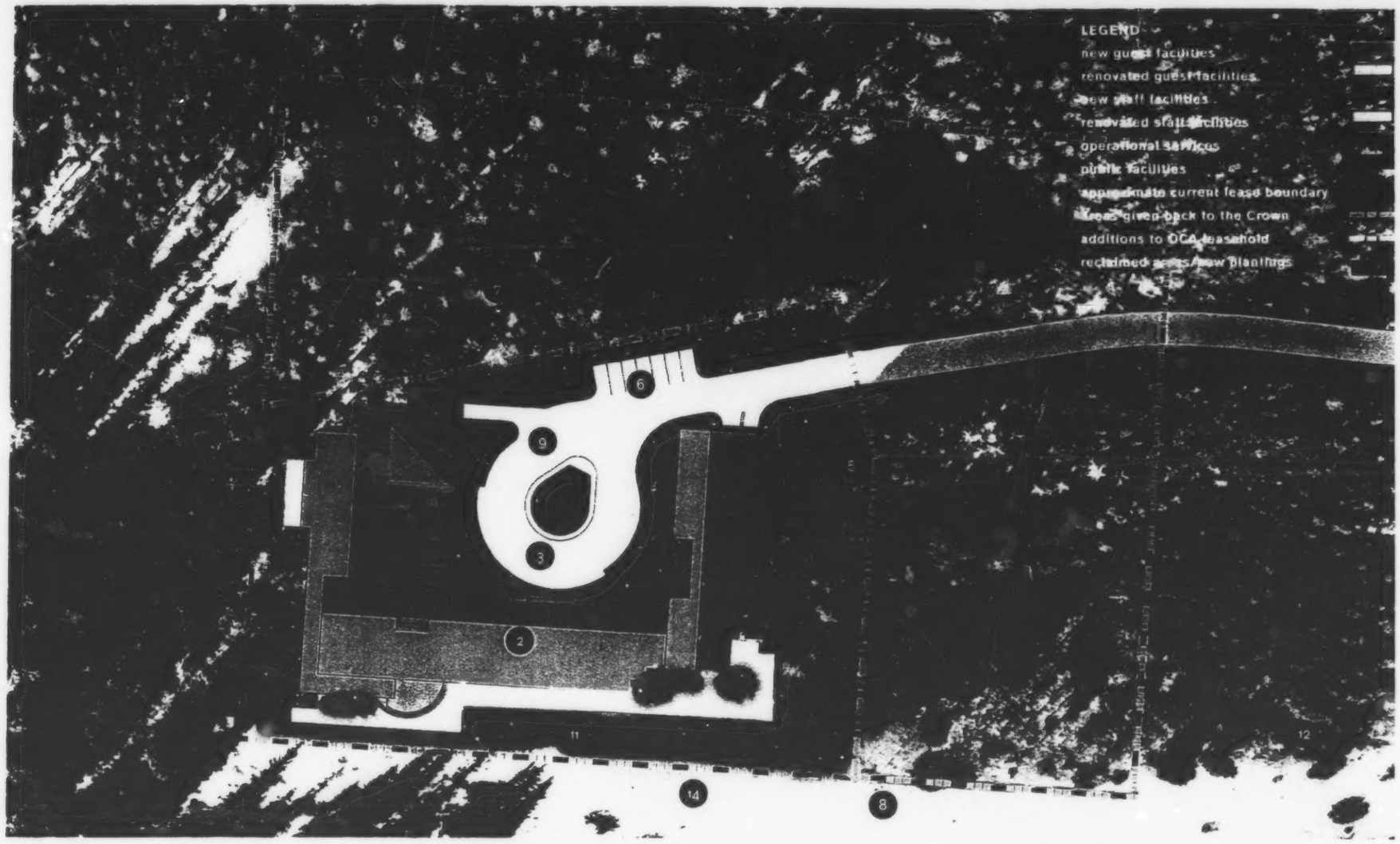
1. The two prehistoric campsites located within and adjacent to the leasehold add cultural heritage interest to the site.
2. The vegetation on the terrace area is exclusively turf grass and exotic species. The siting of the building together with the lack of vegetation on the hill side makes the development highly visible from the highway.
3. Elk are commonly seen to the north of the staff housing. The steep slope is currently used by goats and sheep.
4. The development is not representative of the typical OCA in terms of architectural character. The development has never been a bungalow camp but rather a high density hotel. The style of the building is inconsistent with the development guidelines and adds to the visual impact of the building from the highway.
5. The current condition of the hotel lends itself to complete redevelopment.
6. The site has outstanding and expansive views.
7. The outlying staff accommodation extends the impact of development on wildlife movement in the area.
8. The signage used at the facility is inappropriate for the mountain parks and is unclear, especially for guests arriving from the east.
9. The building is connected to the Banff sewer and potable water systems.
10. The current area of the main building and parking lot have been heavily disturbed and have no elements of ecological value.

The existing signage is obtrusive for highway travellers

Architectural style and landscape treatment could benefit from reconstruction.


Building form is repetitive.

The site has outstanding, expansive mountain views.



TIMBERLINE INN

SUMMARY

Additional m² commercial development: 4,585
Future total m² of commercial development: 7,500
Additional m² staff accommodation: minus 574
Future total m² staff accommodation: 0
Additional units for overnight accommodation: 33
Future total units for overnight accommodation: 85
Additional guest capacity: 76
Future total guest capacity: 205

PROPOSED FUTURE DEVELOPMENT

- Complete redevelopment of the site, increasing the capacity of the hotel from 52 units to a maximum of 85.
- The maximum gross floor area of redevelopment will not exceed 7,500 m² and will be no higher than three storeys.
- The maximum guest capacity for the new development will be 205 people.

CONDITIONS OF DEVELOPMENT

- Construction only on the footprint of the existing building and parking lot.
- Substantial reduction in the size of the leasehold to areas as indicated and renegotiation of conditions of the lease, including removal of the perpetual renewal clause.
- Fencing the development to exclude wildlife.
- The new building is in a highly visible location and, therefore, must reflect an appropriate mountain style consistent with the guidelines and highest standards of design.
- Cost sharing arrangements with the Town of Banff to reflect the Timberline's infrastructure and staff services costs.
- Removal of outlying buildings and reclamation of the disturbed areas.
- Presentation of a staff accommodation plan indicating type and location of staff accommodation.

GUIDELINES

1. The Timberline Inn is an atypical OCA. Due to its proximity to the Banff town site, it should be considered as a hotel development and be compliant to both the directives outlined in the Banff community plan and the OCA guidelines.

2 Completely redevelop the site as a single building hotel. Limit building size to 7500 m² and height to three stories.

3. All construction should be limited to the area currently occupied by the existing hotel and parking lot. No expansion beyond this footprint should be considered and no native vegetation may be removed

4. Remove all outlying buildings, including existing staff housing and service buildings, and reclaim disturbed areas. Consult with Parks Canada prior to removal and reclamation in order to ensure protection of archaeological resources.

5. Signiticantly reduce the size of the leasehold to that indicated on the drawing.

6. Consolidate all parking underground. Provide 6 - 8 short term surface parking stalls.

7. Fence the development from adjacent areas to protect wildlife movement and prevent conflicts. All trails within 200 m of the development will be closed and reclaimed.

8 Eliminate back lit signage.

9. Reduce lighting used at the site and ensure compliance with lighting guidelines.

10. Provide staff housing off-site in either Banff or Canmore.

11. Minimize highway traffic noise and visual impact on the site by moving development back from the crest of the hill and stepping the building levels.

12. Protect and provide interpretation of the existing archeological resources on and around the leasehold.

13. Ski way must remain closed during the summer and shoulder seasons.

14. Ensure high quality views are maintained from all guest rooms and major public spaces.

BANFF ROCKY MOUNTAIN RESORTS

Location: Banff Rocky Mountain Resorts is located 1 km east of the Town of Banff at the junction of the Tunnel Mountain Road.

Historical Significance: The resort was constructed in 1984. There is no known historic significance of the site or existing facility.

General Description: Banff Rocky Mountain Resorts is a large scale development consisting of 32 motel units, 139 suites and a main common building which contains all the guest amenities, conference rooms and restaurants. Although technically an OCA, the development is completely uncharacteristic of the size, scale and nature of outlying accommodation facilities in the parks. As a result of the size of the development, the resort caters to a number of conferences and large groups. The development was constructed under the previous guidelines yet is twice the previously allowable density. The facility is also unique in that it offers a time sharing option.

Lease area: 2.81 ha

Season of operation: year round

Ancillary services: restaurant, café, health club, conference centre and tennis courts

Total m² of commercial development: 12,081

Total number of units for overnight accommodation: 171

Maximum occupancy: 806

Total number of staff: 70

Total number of staff accommodated on site: 60

Total m² of staff accommodation: 643

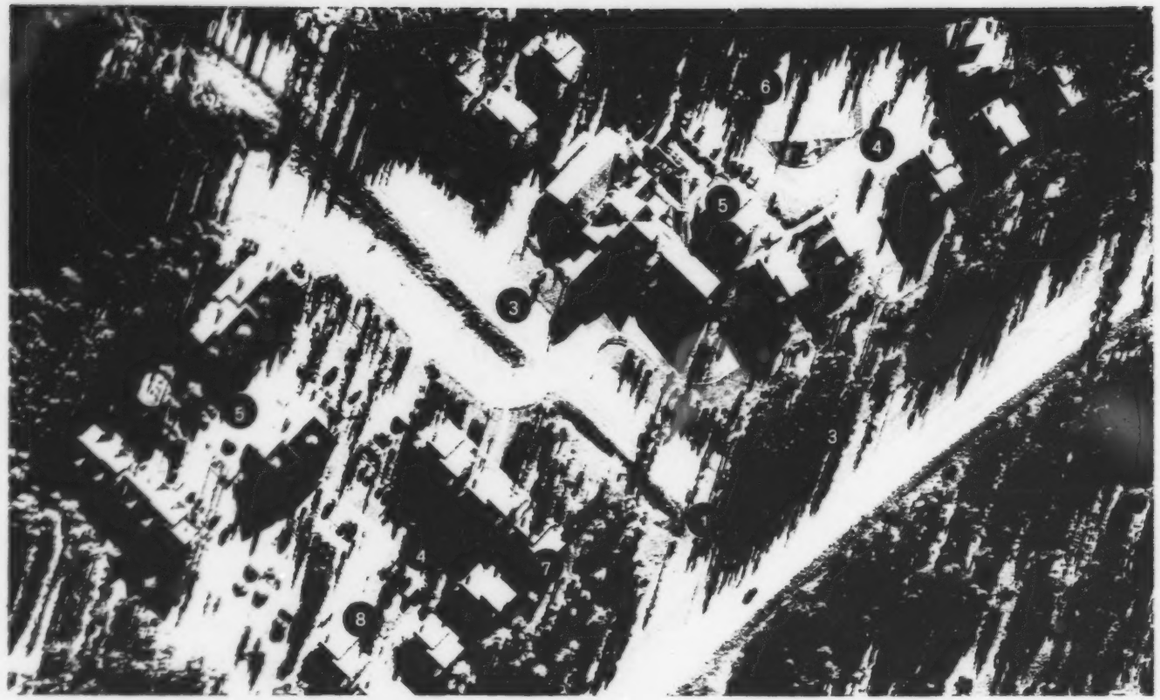
FAR: 0.418

Lease expiry date: 2004

Sewage system: Banff town site

Potable water: Banff town site

Energy source: Trans Alta Utilities



EXISTING CONDITIONS AND KEY ISSUES

1. Banff Rocky Mountain Resorts is divided by the Tunnel Mountain Road creating an inconvenience for the operators.
2. The hotel is located close to popular hiking and biking trails just outside the town of Banff.
3. An effort has been made to screen the development from Banff Avenue. However, it is poorly screened from Tunnel Mountain Road.
4. The site is dominated by the amount of pavement and parking. With the exception of the strip of trees and natural vegetation between the development and Banff Avenue, the site is very open and vegetated by non-native turf grasses and other exotic species.
5. A development of this size outside the Banff town site has created concerns about the displacement of wildlife and the interference with predator-prey relationships.
6. The motel units, cabin units, staff accommodation, tennis courts and common facilities are all poorly screened as a result of the amount of parking.
7. The buildings are painted a light colour, making them highly visible from the road. The architectural style of the buildings appropriately combines various natural materials. However, the use of stucco is excessive.
8. The development is at twice the maximum density of the 1988 OCA Guidelines.
9. The short distance to the Town of Banff and the use of sewage and water services has raised concerns about the atypical nature of the OCA. Banff Rocky Mountain Resorts is creating additional pressure on the town services.

Additional planting is required.

Good use of materials and forms but colour of stucco is inappropriate.

The use of non-native turf is prevalent throughout the site.

Pavement and parking lots dominate the landscape.

GUIDELINES

1. Banff Rocky Mountain Resorts is an atypical OCA. Due to its proximity to the Banff town site, it should be considered as a hotel development and be compliant to both the directives outlined in the Banff community plan and the OCA guidelines.

2. No additional development on the site.

3. No expansion to the existing footprint or the current guest capacity. Any replacement of buildings, including staff accommodation, must be contained in the exact or smaller footprint and equal total gross m^2 of the existing facility.

4. Replace non-native turf grasses with native plant species.

5. Increase screening of the development from the roads. Underplant pine stands between the development and Banff Avenue with white spruce.

6. Change the colour of the exterior of the buildings in conformance with the suggested darker colour palette in order to reduce their visual impact from the road.

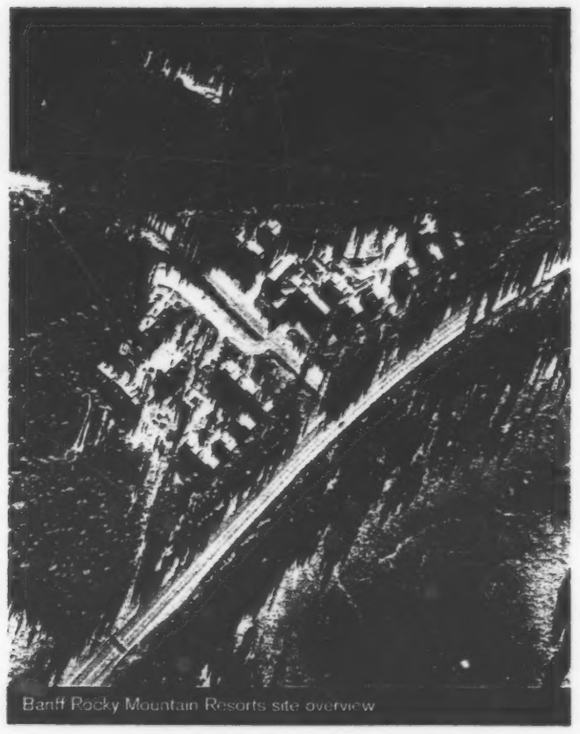
7. Proponent should be discouraged from continuing time share option.

8. Upgrade staff accommodation to a minimum of 20 m^2 per person. This should be done through a reduction of commercial space since no expansion is authorized. Alternatively, quality accommodation should be provided in the town of Banff or Canmore.

9. In the event of a complete redevelopment, a reduction in the density of the site should be pursued. Replacement structures should be in compliance with the requirements of the OCA guidelines.

A darker exterior colour and additional screening would help reduce the visual impact of the buildings

The existing entrance to the main lodge



Banff Rocky Mountain Resorts site overview

BANFF ROCKY MOUNTAIN RESORTS

SUMMARY

Additional m^2 commercial development: 0
Future total m^2 of commercial development: 12,081
Additional m^2 staff accommodation: see #8 of guidelines
Future total m^2 staff accommodation: 643+
Additional units for overnight accommodation: 0
Future total units for overnight accommodation: 171
Additional guest capacity: 0
Future total guest capacity: 806

POTENTIAL FUTURE DEVELOPMENT

- None

CONDITIONS OF DEVELOPMENT

- None

EMERALD LAKE LODGE

Location: Emerald Lake Lodge is located on a peninsula extending into Emerald Lake. The access road intersects with the Trans Canada Highway 7.5 km from the OCA.

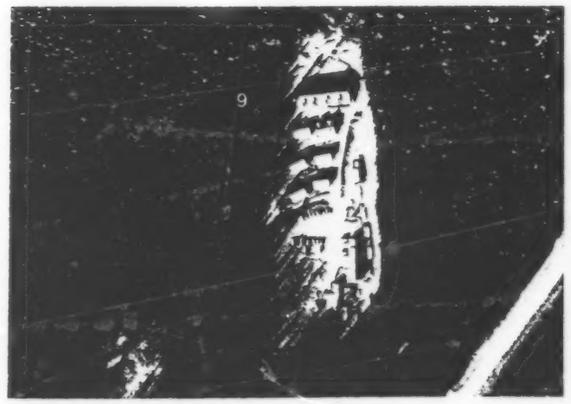
Historical Significance: The first log tourist lodge was constructed by CPR between 1902 and 1904 during the expansion of backcountry accommodation in the national parks. The lodge was enlarged and sleeping cabins were added in 1925. In 1981, all early structures except the boat house and lodge were demolished and rebuilt. The lodge, boat house and bridge are considered to have significant historic value.

General Description: The development consists of 24 cabins, the original main lodge and a lakeside restaurant. The spectacular colour of the lake, the lake side trails, and the boat and horse rentals have made the area a popular stop for individual travellers and bus tours. The parking area next to the facility is operated by Parks Canada and contains a public washroom. This parking lot is extremely congested and crowded during peak summer days. The office, check-in, staff accommodation and overnight parking are located on a second lease away from the lake.

Lease area: 3.39 ha
Season of operation: year round
Ancillary services: lounge, dining room, meeting rooms, lakeside restaurant and outdoor hot tub
Total m² of commercial development: 5,129
Total number of units for overnight accommodation: 85
Maximum occupancy: 270
Total number of staff: 122
Total number of staff accommodated on site: 100
Total m² of staff accommodation: 2,572
FAR: 0.150
Lease expiry date: 2008
Sewage system: sewage treatment plant
Potable water: surface - Emerald Lake
Energy source: two diesel generators

EXISTING CONDITION AND KEY ISSUES

1. The site is considered to be environmentally sensitive because of the adjacent lagoon, the steep grades and rare plant communities.
2. The close proximity to the lake has caused concern for water contamination.
3. The high volume of day use in the area makes it difficult to separate day activities and overnight guests. The operators have discouraged public use of the lodge and related facilities by constructing a restaurant at the entrance of the site.
4. The vegetation on the site is predominantly natural and well maintained.
5. There is high potential for wildlife habituation and wildlife/human conflict resulting from high levels of human activity in the area.
6. There are erosion and slumpage problems on the site. Existing retaining walls are failing in some areas.
7. The site layout of cabins is attractive.
8. The architectural style and colours of the main lodge and Cilantro's restaurant are appropriate for the mountain parks.
9. Staff accommodation and parking is appropriately located off-site and away from the lake on a separate leasehold. To ensure a pedestrian nature to the site, guests are taxied to their units using golf carts.
10. Site services are located at the entrance to the site for accessibility reasons. However, the high visibility of garbage containers and transformers is unattractive.
11. There is a risk of soil and water contamination from the generator fuel tanks.



Existing carved and painted wooden signage sets an appropriate precedent.

The historic lodge building has been well preserved.

The scale of development and definition of pathways is appropriate.

Erosion and slumpage problems due to steepness of the site are evident. Steeply sloping site requires a stepped building type.

EMERALD LAKE LODGE

GUIDELINES

1. No expansion to the parking lots for either overnight accommodation or day use. Redesign and reorganize the Parks Canada parking lot as part of a long term day use strategy for the area. The strategy may eventually include restricted access for private vehicles during the peak season.
2. New public washroom facilities and an expanded picnic area are recommended.
3. Protect and preserve the main lodge and boathouse. The boathouse should not be relocated.
4. Reconstruct the existing cabins that have structural problems relating to the steep slopes. Consider additional units in a developed lower level for units indicated. Restrict height of redeveloped buildings to 11 m to peak of roof.
5. Reconstruct and expand the guest amenities building on disturbed land.
6. Architectural style and materials to be consistent with new Cilantro's building and the main lodge. Colours throughout the development to be consistent with the dark colour of the main lodge to reduce visibility from the lake and regional pathway system.
7. Consider alternative to existing diesel generator power source. At a minimum, replace with propane.
8. Retain ALL trees during reconstruction. Existing grades are not to be altered.
9. Reconstruct failing retaining walls.
10. Consider modifications to bridge piers to enhance sense of entry to site.
11. Screen refuse bins.
12. Replace stamped asphalt paving.
13. Upgrade existing sewage treatment to tertiary plant.

SUMMARY

Additional m² commercial development: 730
Future total m² of commercial development: 5,859
Additional m² staff accommodation: 0
Future total m² staff accommodation: 2,572
Additional units for overnight accommodation: 14
Future total units for overnight accommodation: 99
Additional guest capacity: 35
Future total guest capacity: 305

POTENTIAL FUTURE DEVELOPMENT

- An expansion not to exceed 14 additional units (45 m² each) as a developed lower storey in any of the cabins identified in the site plan for an increase in 35 overnight visitors.
- An increase to the amenities building not to exceed 100 m².

CONDITIONS OF DEVELOPMENT

- Upgrade of existing sewage treatment to tertiary system to include capacity for public day use washrooms.
- No additional site disturbance. Retain all trees and existing grades.
- All construction limited to previously disturbed lands.
- Maximum height of 11 m for redeveloped cabins.

LEGEND

new guest facilities
renovated guest facilities
new staff facilities
renovated staff facilities
operational services
public facilities
approximate current lease boundary
areas given back to the Crown
additions to OCA leasehold
reclaimed areas/new plantings

CATHEDRAL MOUNTAIN CHALETS

Location: Cathedral Mountain Chalets is situated between the Yoho Valley access road and the Trans Canada Highway at the bottom of the Kicking Horse Pass. The facility is adjacent to the Kicking Horse River, the Kicking Horse campground, Monarch campground, and a day use parking lot.

Historical Significance: The lodge was constructed as a tea house in 1933. The bungalow camp was added in 1934. A recent redevelopment has replaced many of the older cabins with modern versions of the bungalow camp style.

General Description: Cathedral Mountain Chalets is a small development consisting of 20 individual cabins set back in the wooded leasehold, with a tea room and gift shop at the edge of the access road. An old dirt roadway, used in the construction of the highway, separates the OCA from the river. The Yoho Valley access road is a popular attraction and is heavily used by summer visitors. The road provides access to Takakkaw Falls and the Kicking Horse River Canyon. The OCA and two campgrounds create a significant node for overnight accommodation.

Lease area: 0.81 ha

Season of operation: summer only

Ancillary services: tea room, grocery store and gift shop

Total m² of commercial development: 765

Total number of units for overnight accommodation: 21

Maximum occupancy: 90

Total number of staff: 11

Total number of staff accommodated on site: 11

Total m² of staff accommodation: 136

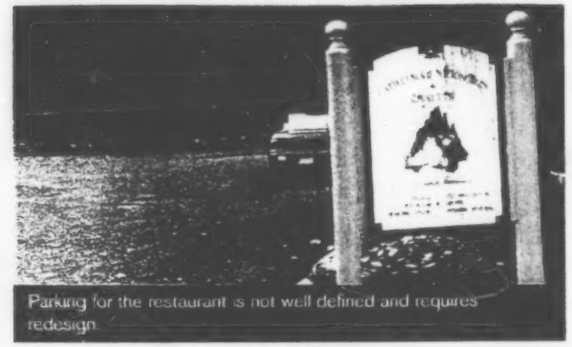
FAR: 0.134

Lease expiry date: 2036

Sewage system: pump and truck to Field

Potable water: well

Energy source: propane generator


Parking for the restaurant is not well defined and requires redesign.

Rustic character of new buildings is appropriate.

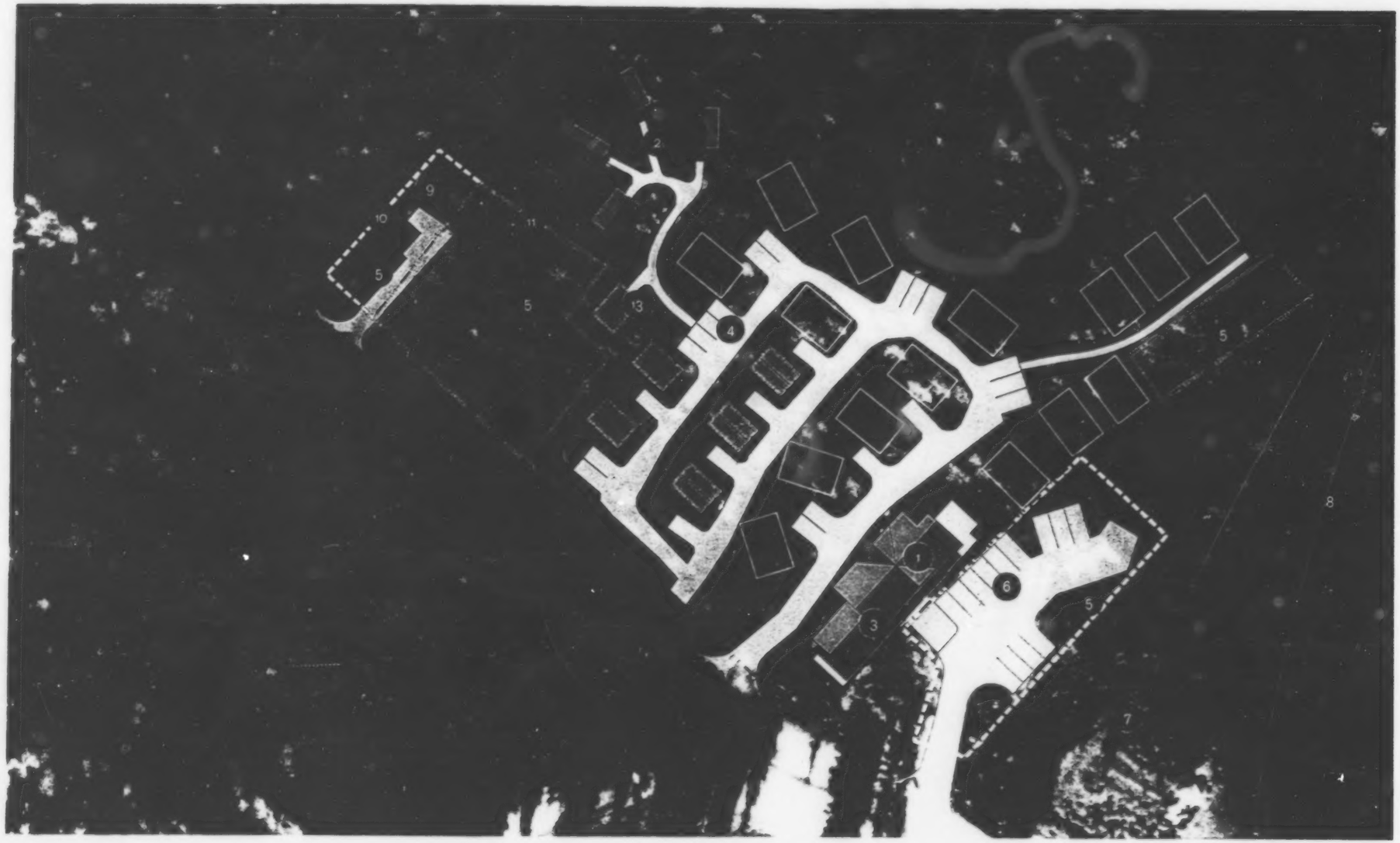
EXISTING CONDITIONS

1. The vegetation on the site is natural and consists of forest and native understory and ground covers.
2. The Kicking Horse River and the Yoho Canyon are known as areas of high wildlife movement. Any development along the river creates concern for wildlife connectivity due to the constraints from the transportation development in the area (Trans Canada and CPR).
3. The cabins are well oriented on the site relative to the existing trees and river.
4. The existing staff accommodation is inadequate.
5. The old road that accesses the highway from the back of the leasehold is unattractive (currently the responsibility of Parks Canada).
6. Part of the old road is currently used for parking. Parking for guests of the restaurant is not well defined and is predominantly outside the lease boundary.
7. The propane tank at the front of the property requires additional screening.
8. The property does not have a fire guard and is rated as having a high wildfire potential.

Cathedral Mountain Chalets site overview

Original cabins are well maintained.

The natural vegetation on the site has been protected.



CATHEDRAL MOUNTAIN CHALETS

SUMMARY

Additional m² commercial development: 305
Future total m² of commercial development: 1,070
Additional m² staff accommodation: 130
Future total m² staff accommodation: 266
Additional units for overnight accommodation: 10
Future total units for overnight accommodation: 31
Additional guest capacity: minus 10
Future total guest capacity: 80
Additional ancillary services: none

PROPOSED FUTURE DEVELOPMENT

- Replacement of six existing cabins for no additional increase in gross floor area.
- An expansion of a maximum of four additional guest cabin units (maximum 30 m² each), or 120 m².
- Expansion of 185 m² of new guest services in the lodge (may include up to six guest rooms).
- An expansion to staff accommodation in the main lodge of130 m² for a total of 240 m².

CONDITIONS OF DEVELOPMENT

- Construction of additional/upgraded staff accommodation.
- Landscape improvements including reclamation of the access trail and formalization of restaurant parking.
- Consolidation of infrastructure service buildings on site.
- Reduction in total guest capacity to 80 persons.

GUIDELINES

1. Reconstruct/replace main lodge to accommodate additional guest services and staff housing. Redevelopment of the main lodge should be influenced by the architectural characteristics of the original lodge design.
2. Permit construction of four new pedestrian accessed cabins.
3. Increase staff accommodation to a minimum of 20 m² per person.
4. Consolidate overnight guest parking for additional units in small lots.
5. Adjust leasehold boundary to include the restaurant parking located between the facility and the river in exchange for forested buffers along main access road and river front.
6. Redesign and formalize parking areas. Encourage pedestrian access and consolidation of vehicles on site.
7. Naturalize the area adjacent to the river.
8. Parks Canada should close and reclaim the access trail adjacent to the leasehold.
9. Consolidate propane storage in single tank and relocate to access road.
10. Relocate generator and construct a sound-proofed building on the existing generator access road.
11. Reclaim existing generator site and unused portions of the generator access road.
12. Eventual installation of a tertiary sewage treatment facility in the area to be used by both the OCA and the campgrounds with a contribution made by Cathedral Mountain Chalets to Parks Canada for their share of the cost.
13. Relocate/reconstruct one guest cabin to provide parking for pedestrian accessed cabins.

LEGEND

new guest facilities
renovated guest facilities
new staff facilities
renovated staff facilities
operational services
public facilities
approximate current lease boundary
areas given back to the Crown
additions to OCA leasehold
reclaimed areas/new plantings

WEST LOUISE LODGE

Location: West Louise Lodge is located adjacent to the Trans Canada Highway, 14 km west of Lake Louise, next to Wapta Lake. The OCA is situated in the Kicking Horse Pass and just west of the border between Banff and Yoho National Parks.

Historical Significance: The original development on the site was a lodge and bungalow camp constructed by the CPR in 1921. This original building, known as Wapta Lake Lodge, burned down and was replaced by the existing facility in 1962.

General Description: West Louise Lodge is a hotel/motel development at the edge of the Trans Canada Highway. The site consists of a gas station, a hotel, a motel block and 22 small cabins scattered between, and in the vicinity of, the two main buildings. There is a large parking area at the front of the main hotel, outside the lease boundary. A gravel road continues up the hill and behind the hotel to access the cabins and motel units.

Lease area: 5.00 ha

Season of operation: year round

Ancillary services: gas station, restaurant and lounge, indoor swimming pool

Total m² of commercial development: 4,730

Total number of units for overnight accommodation: 50

Maximum occupancy: 134

Total number of staff: 43

Total number of staff accommodated on site: 40

Total m² of staff accommodation: 836

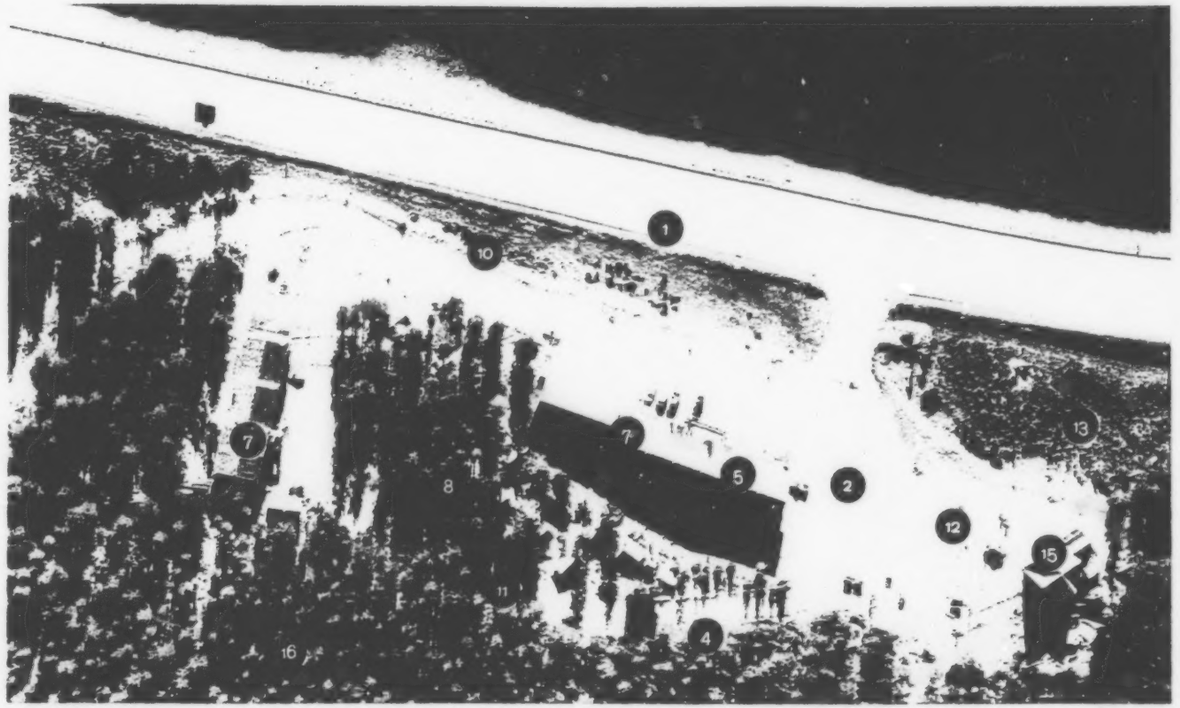
FAR: 0.110

Lease expiry date: 2004

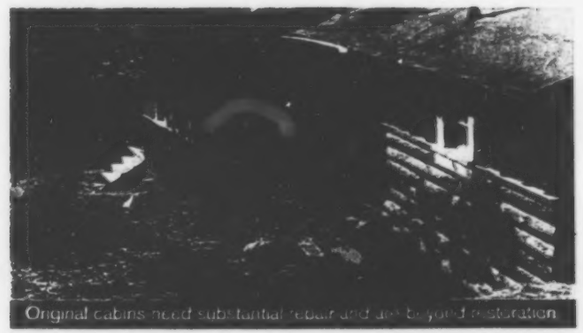
Sewage system: septic field

Potable water: well and surface water

Energy source: two diesel generators



The lodge is dominated by parking

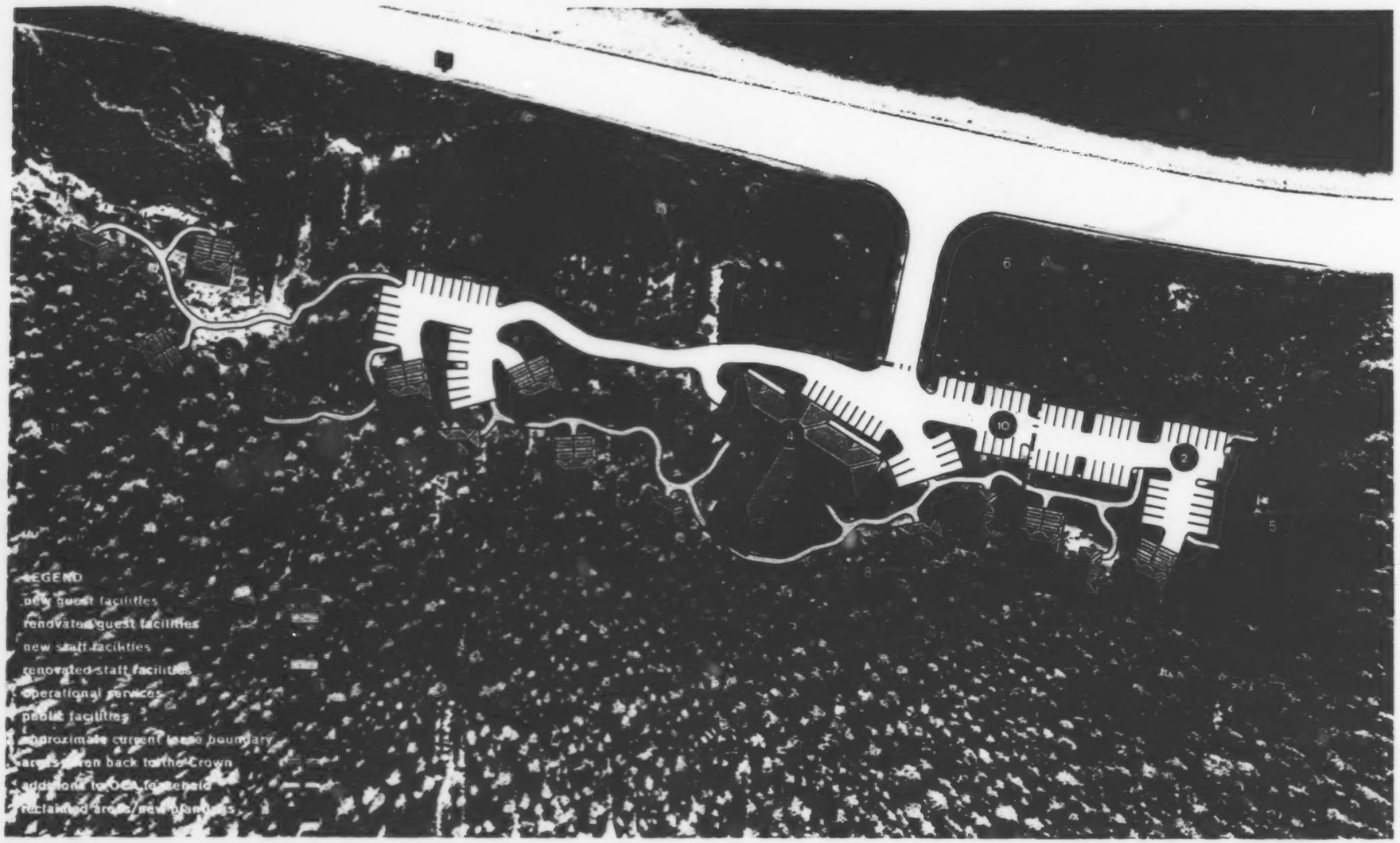

Original cabins need substantial repair and are beyond restoration

EXISTING CONDITIONS AND KEY ISSUES

1. The development is highly visible from the road and, due to its current condition, has a major negative impact on the visual quality of the area. Over two million vehicles pass the location annually.
2. The appearance of the facility is dominated by the road side parking lot and old service station.
3. The Kicking Horse Pass is recognized as an important regional wildlife movement corridor connecting Banff and Yoho National Parks and providing access to wildlife crossing the Continental Divide. There is evidence of local wildlife movement around the site but it is likely that most movement occurs on the south side of the lake.
4. There is serious erosion of the embankment at the northern edge of the lot.
5. The siting of the main building blocks the view of the lake and mountains from the smaller cabins.
6. The site would benefit from a complete redevelopment.
7. There are major problems with the existing architecture. The buildings lack detail and articulation. The architectural style and condition of the development is inappropriate for the national park setting.
8. The smaller cabins require substantial rehabilitation.
9. In addition to overnight guests, the facility is used to house staff from the Lake Louise ski area during the winter.
10. The potential twinning of the Trans Canada Highway from Lake Louise to Field could have serious implications on the OCA.
11. The roadway that provides access to the motel is poorly maintained and passes a variety of services, such as garbage, gas pumps and propane tanks.
12. The parking areas and roads are excessively wide, creating large expanses of gravel and pavement.
13. The proximity of the septic field to Wapta Lake creates potential impacts to aquatic systems.
14. The overhead wiring on the site is visually detrimental. The overhead street lighting is excessive and inappropriate.
15. There was a major diesel spill at the site a few years ago heavily contaminating a section of the site. Efforts are continuing to completely reclaim the area.

West Louise Lodge site overview

16. No fireguard exists on the site and the site is rated as having an extreme forest fuel problem.
17. A significant portion of the very large existing leasehold is relatively undisturbed.



WEST LOUISE LODGE

SUMMARY

Additional m² commercial development: 105
Future total m² of commercial development: 4,835
Additional m² staff accommodation: 164
Future total m² staff accommodation: 1,000
Additional units for overnight accommodation: 40
Future total units for overnight accommodation: 90
Additional guest capacity: 86
Future total guest capacity: 220

POTENTIAL FUTURE DEVELOPMENT

- A complete redevelopment of the site allowing for a maximum of 40 additional units to be constructed on previously disturbed land for a total of 90 units.
- An increase in guest capacity by 86 people for a total of 220.
- An expansion in commercial development of 105 m² for a future total of 4,835 m².
- Staff accommodation in suites and rooms for a maximum of 1,000 m².

CONDITIONS OF DEVELOPMENT

- Installation of a tertiary sewage treatment facility.
- A major reduction in the size of the leasehold including the entirety of parcel AK1 and the undisturbed portion of parcel AK (approximately 40% of the current leasehold).
- An appropriate design of the new buildings.
- Reclamation of the borrow pit.
- All wiring underground.
- A minimum of half the required parking shall be underground.
- Reclamation of all roadways on the lease that are not required.
- Reclamation of all contaminated land prior to any redevelopment.

GUIDELINES

1. Remove all existing buildings, including gas station, and completely redevelop the site in the form of a major lodge/restaurant, a series of four, five and six-plex guest units and staff accommodation. The increase in commercial space will include 90 lodge and out-building guest suites at 3,655 m², lobby and administration at 164 m², restaurant at 170 m², washrooms at 50 m², office and storage at 300 m² and an interpretive area at 100 m².

2. Conduct a thorough clean up of contaminated soils on the site. An assessment of the quality of the reclamation must be completed prior to redevelopment.

3. Locate guest cabins east of the creek in existing clearings. Cabins to be pedestrian access only. Only pedestrian scale bridge crossing of creek allowed.

4. The new development should use the original Wapta Lodge as a precedent for the new design. Materials, form, roof lines, window treatment, as well as significant hard landscape elements, such as stairways, overhead structures, fencing, etc., should be heavily influenced by the original lodge.

5. New staff accommodation should be constructed for a minimum of 20 m² per person. Locate staff quarters at western edge of leasehold.

6. Increase plantings adjacent to Trans Canada Highway to reduce visibility and traffic noise from the road.

7. Develop a comprehensive landscape plan to include resort landscaping and all reclamation. Utilize only native plant species.

8. Retain all mature trees on site (provide protective fencing during reconstruction).

9. Reclaim borrow pit west of the leasehold. Consider the use of the pit for excess clean fill.

10. A minimum of one half of parking requirements is to be located underground. The remainder of the parking should be distributed in small, well screened surface lots.

11. Significantly reduce the size of the leasehold (approximately 40%).

KOOTENAY PARK LODGE

Location: The Kootenay Park Lodge is located on Highway 93, 72 km south west of Banff and 60 km north of Radium, adjacent to the Vermillion River. The facility is relatively isolated, almost half way between Radium and the junction of the Trans Canada Highway and Highway 93.

Historical Significance: The lodge was constructed by the CPR in 1923 following the completion of the Banff–Windermere Highway. The camp was not very successful and the cabins were moved to Storm Mountain Lodge in 1929. The original lodge was left on the site and, in 1932, the 10 existing cabins were constructed. The main lodge is considered to have historic value due to its log construction details.

General Description: Kootenay Park Lodge provides important services to visitors travelling along Highway 93. The lodge and cabins are characteristic of the original OCAs. The facility consists of a newly constructed visitor centre at the side of the highway, and the older cabins and lodge located further back on the site. The information centre is unique because it is privately owned and operated with staff trained by Parks Canada. This new centre is the result of a cooperative venture between the operator and Parks Canada and has replaced the Parks Canada kiosk that was previously located further north at Marble Canyon.

Lease area: 1.98 ha

Season of operation: summer only

Ancillary services: gas station, information centre, general store, laundromat and restaurant

Total m² of commercial development: 973

Total number of units for overnight accommodation: 10

Maximum occupancy: 22

Total number of staff: 11

Total number of staff accommodated on site: 11

Total m² of staff accommodation: 169

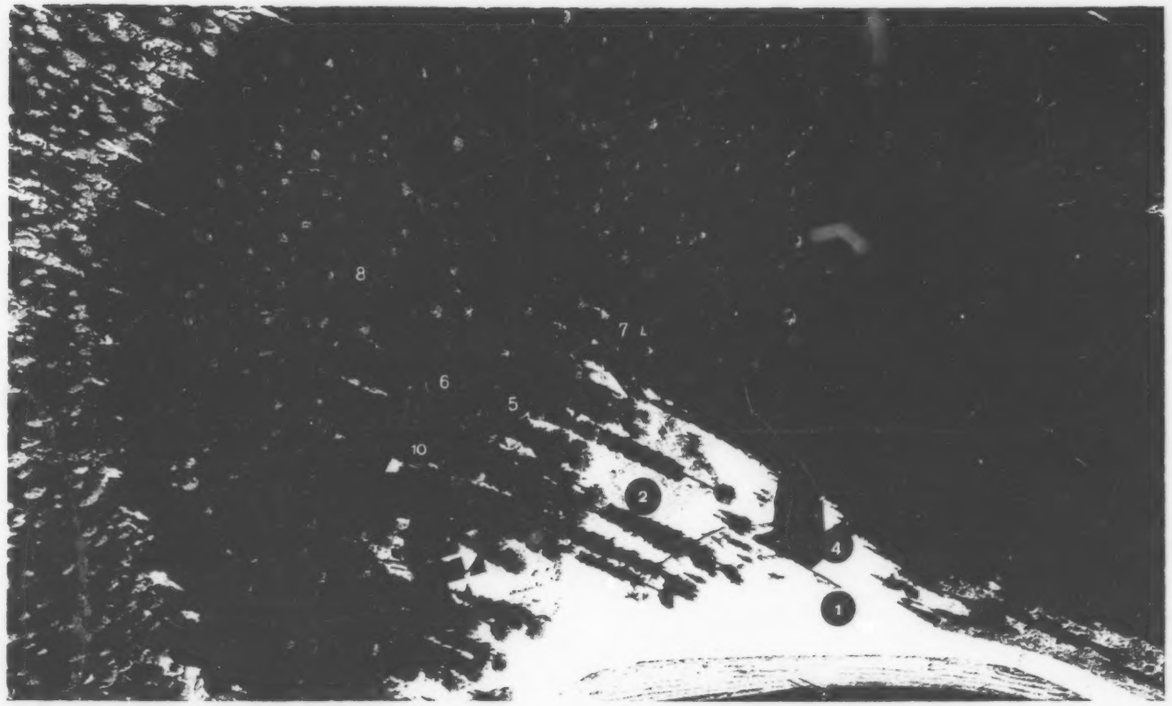
FAR: 0.052

Lease expiry date: 2012

Sewage system: septic field

Potable water: well

Energy source: diesel generators



EXISTING CONDITIONS AND KEY ISSUES

1. The new information centre is highly visible from the highway as a result of the colours and materials used. The new centre provides a much needed visitor service.
2. Non-native turf grass has been used between the gravel access road, the public parking areas and the bungalows.
3. The broader area around Kootenay Park Lodge is considered an important wildlife corridor connecting Kootenay, Simpson and Vermillion Passes.
4. The architectural style of the new interpretive centre is inconsistent with the colour of the original buildings.
5. The cabins and other small service buildings require replacement.
6. The existing staff accommodation is inadequate in terms of size and quality.
7. There is no separation between the gravel roadway and the cabins.
8. The septic system is located very close to the creek. Soil moisture levels add to concerns for contamination from the septic field.
9. The OCA operates the information centre as part of a partnership agreement with Parks Canada.
10. The generator shelter is in close proximity to cabins and significantly contributes to air and noise pollution on-site.

The information centre is highly visible. Additional landscape treatment is required.

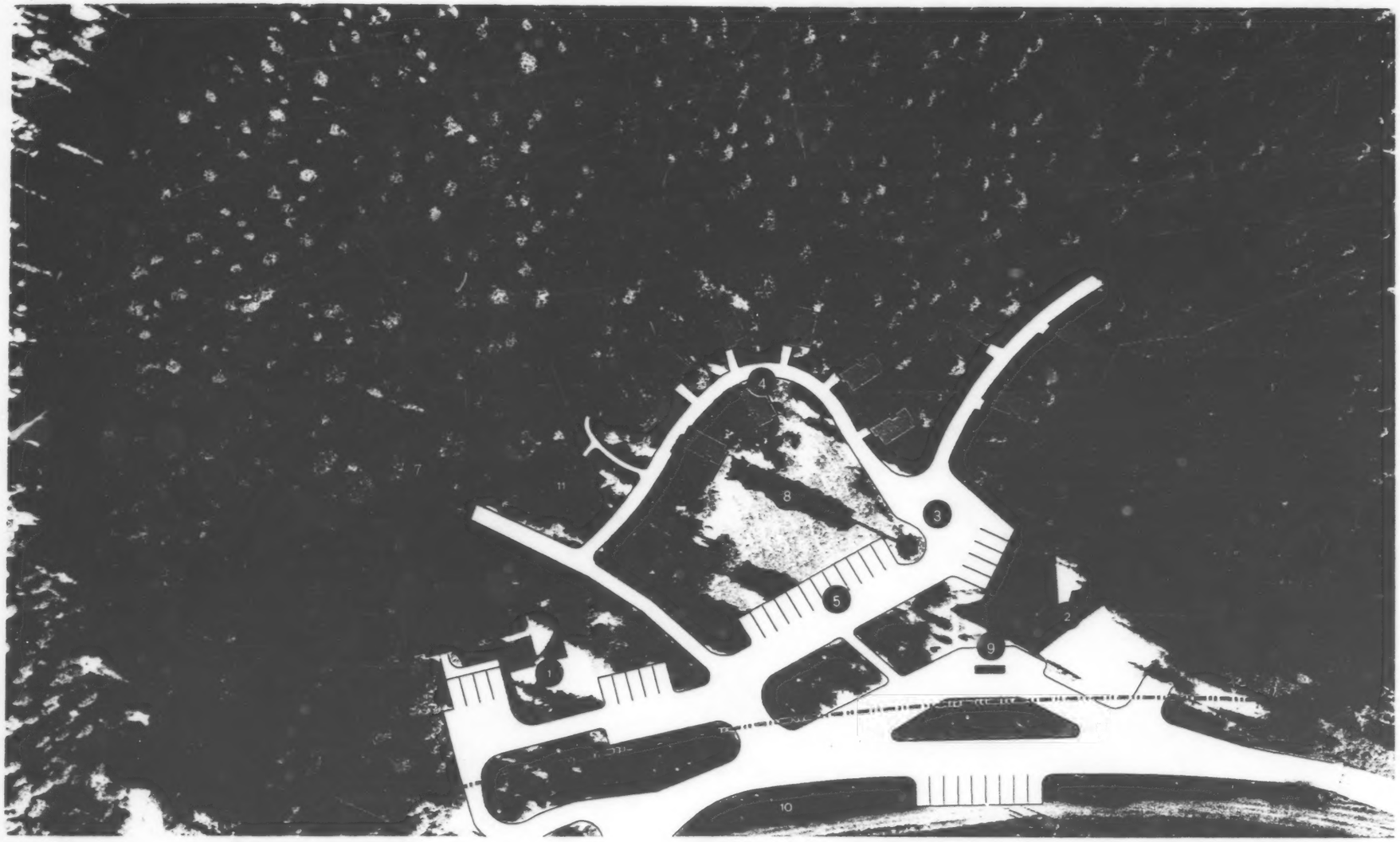
The character and colour of the lodge is an appropriate precedent for future building.

The older cabins require substantial reconstruction.

Kootenay Park Lodge site overview

Non-native turf grass has been used for landscaping.

KOOTENAY PARK LODGE



SUMMARY

Additional m² commercial development: 845

Future total m² of commercial development: 1,818

Additional m² staff accommodation: 51

Future total m² staff accommodation: 220

Additional units for overnight accommodation: 16

Future total units for overnight accommodation: 26

Additional guest capacity: 64

Future total guest capacity: 86

PROPOSED FUTURE DEVELOPMENT

- A complete redevelopment of the overnight accommodation, with an additional 16 guest units (at a maximum of 32 m² each) for a maximum of 26 units or 845 m².
- Redevelopment of staff accommodation based on a minimum of 20 m² per person.

CONDITIONS OF DEVELOPMENT

- Protection of the lodge.
- The new units must be consistent with the character and colour of the old lodge.
- Improvements to landscape and screening.
- Maintenance of sewage treatment standards.
- Proper fuel storage and construction of an appropriate building for power generation.

GUIDELINES

1. Preserve the original lodge and ensure it remains surrounded by soft landscape.
2. No expansion to the day use facilities or day use surface parking.
3. Any expansion must be constructed on previously disturbed land. Existing disturbed clearings in forest may be utilized for pedestrian accessed cabins. Tree removal to be minimized.
4. Redevelop and expand guest cabins. New units should be compatible with the existing bungalow camp style. No building should be larger than a duplex unit.
5. Consolidate parking and restrict vehicle access throughout the site.
6. Exterior colour of the interpretive centre and new development should be consistent with those of the main lodge building.
7. Upgrade power and sewage treatment to accommodate additional day use traffic and overnight guests. Consider a tertiary treatment facility. Consider mini-hydro power generation.
8. Replace turf with native plant species.
9. Remove the gas station or, at a minimum, replace the existing fuel tank.
10. Increase screening of the development from the highway.
11. Construct additional staff accommodation as required.

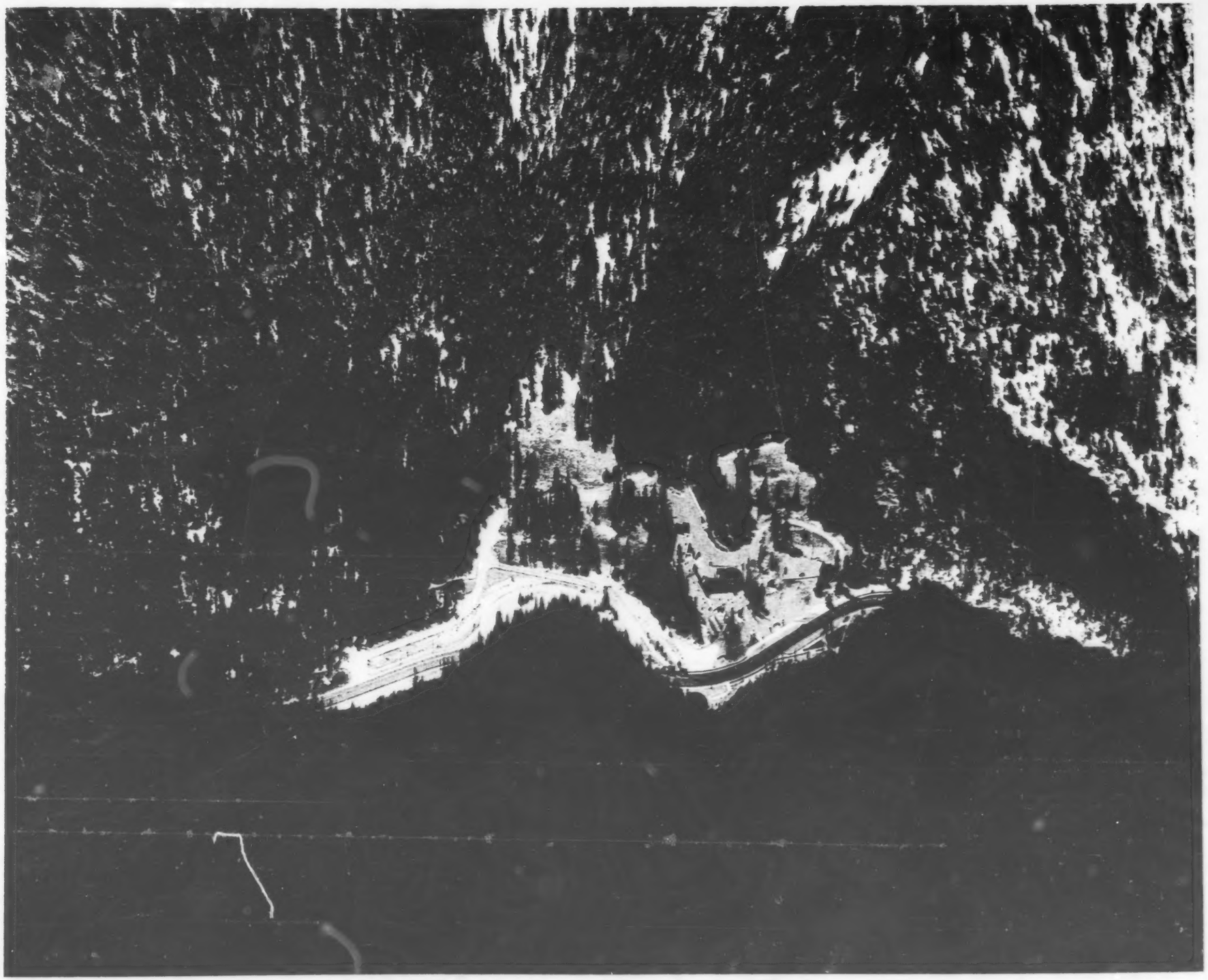
LEGEND

- **new guest facilities**
- **renovated guest facilities**
- **new staff facilities**
- **renovated staff facilities**
- **operational services**
- **public facilities**
- **approximate current lease boundary**
- **areas given back to the Crown**
- **additions to OCA leasehold**
- **reclaimed areas/new plantings**

SINCLAIR CANYON

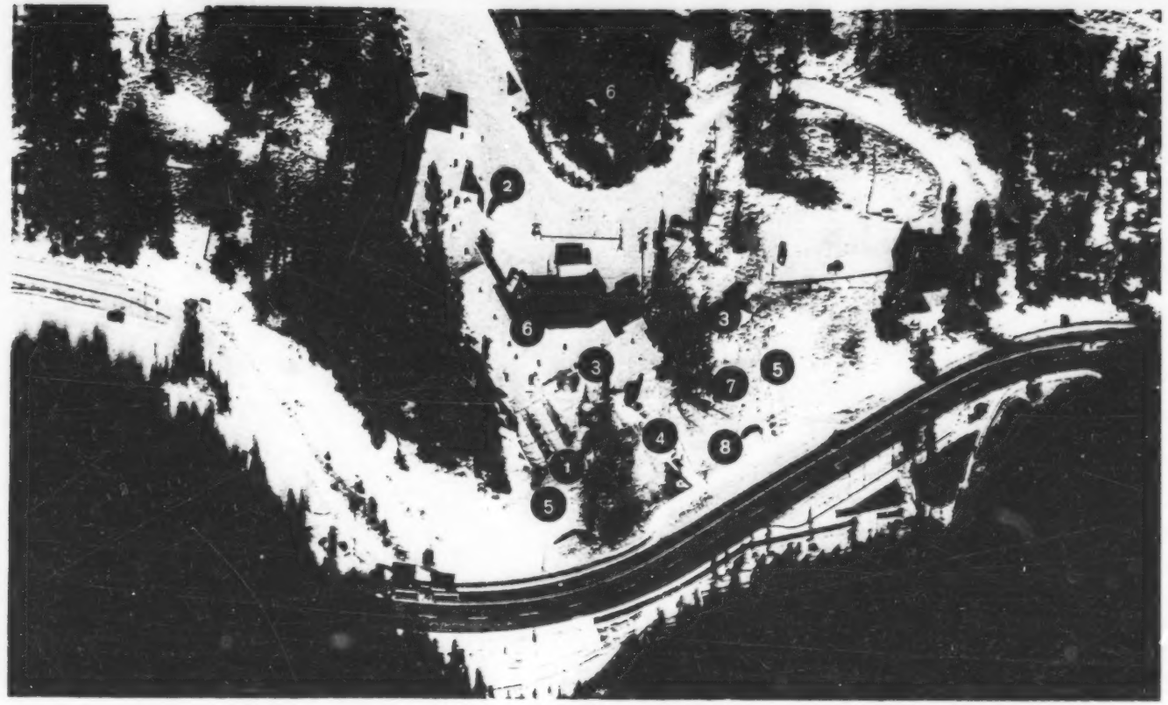
Facilities located in Sinclair Canyon

1. Radium Hot Springs Pools
2. Public parking for the hot springs and picnic areas
3. The original Kootenay National Park superintendent's residence (currently closed to the public)
4. Radium Hot Springs Lodge
5. Addison's Bungalows
6. Mount Farnham Bungalows
7. Blakley's Bungalows



Colour and architectural style require change

A lack of vegetative screening on the site



RADIUM HOT SPRINGS LODGE

Location: Radium Hot Springs Lodge is located across Highway 93 from the Radium Hot Springs pool facility in Sinclair Canyon. The development is just inside the west gates of Kootenay National Park.

Historical Significance: The site was originally developed by the CPR in 1923 and consisted of a main lodge and a series of cabins. In 1944, there were 9 single unit cabins, 3 double room cabins and 2 four room cabins. The original structures were demolished and replaced by the existing hotel in 1965. There is no known historic significance to the buildings on the site. However, the original Kootenay National Park Superintendent's house is located adjacent to the leasehold.

General Description: The Lodge is situated on top of the steep ridge overlooking the highway and is an important structure with an elevator connecting the facility to street level and the Radium Hot Springs pools. The access road to the site is connected to the public parking area at the base of the hill. The development consists of a hotel, some smaller cabins, a large parking lot and highly visible signage.

Lease area: 0.68 ha
Season of operation: year round
Ancillary services: restaurant and lounge, conference rooms and gift shop
Total m² of commercial development: 3,140
Total number of units for overnight accommodation: 66
Maximum occupancy: 240
Total number of staff: 36
Total number of staff accommodated on site: 1 (manager)
Total m² of staff accommodation: 74
FAR: 0.470
Lease expiry date: 2006
Sewage system: Radium Hot Springs town site
Potable water: Radium Hot Springs town site
Energy source: BC Hydro

SUMMARY

Additional m² commercial development: 0
Future total m² of commercial development: 3,140
Additional m² staff accommodation: 0
Future total m² staff accommodation: 74
Additional units for overnight accommodation: 0
Future total units for overnight accommodation: 65
Additional guest capacity: 0
Future total guest capacity: 240

POTENTIAL FUTURE DEVELOPMENT

- None

CONDITIONS OF DEVELOPMENT

- None

EXISTING CONDITIONS AND KEY ISSUES

1. The location of the lodge on the steep hillside and the lack of screening makes the development highly visible.
2. The main entrance is at the back of the building and is bordered by a large parking area which creates a poor sense of entry.
3. The site is almost exclusively vegetated with turf grass. Natural vegetation has been cleared between the buildings.
4. Wildlife movement through the canyon is restricted by the level of development in a constricted pass which includes the Radium Hot Springs Lodge.
5. There are erosion problems resulting from the intensity of human use of the steep hillside.
6. The architectural style, materials and colour used on the lodge are inappropriate for the mountain national parks. This is exacerbated by the high visibility of the OCA. The development impacts the visual quality of the area.
7. The existing FAR is more than double the maximum allowed under the 1988 guidelines.
8. The signage used at the facility is unattractive. Neon signs are inappropriate in the parks.

GUIDELINES

1. A master plan should be prepared for the entire Sinclair Canyon area by Parks Canada in close consultation with the OCA operators. This should include a comprehensive plan to coordinate signage between the four OCAs and the hot springs facility, a detailed lighting plan, methods to reduce traffic speed, noise and congestion, as well as a major effort to improve the aesthetics of the existing development.
2. No increase in guest capacity. No increase in gross floor area of commercial development will be considered.
3. Retrofit/redevelop the main lodge to be more consistent with the mountain architectural motif and density.
4. Change the exterior colour of the building and elevator tower to be consistent with suggested palette.
5. A detailed architectural and landscape master plan is required. The plan must address the aesthetics of the buildings and the surrounding environment as well as outlining a strategy for improving the visual quality of the site.
6. Consolidate development by removing the older bungalows that are currently used for storage.
7. Increase hillside planting and screening of the facility from the road.

MT. FARNHAM BUNGALOWS

Location: Mt. Farnham Bungalows is located just inside the west gates of Kootenay National Park and adjacent to the Radium Hot Springs pool facility. Mt. Farnham is one of four OCAs clustered on the north side of Sinclair Canyon.

Historical Significance: The OCA was originally developed as an expansion of Blakley's Bungalows and consisted of 10 cabins.

General Description: Mt. Farnham Bungalows is located at the end of an access lane between Adisson's and Blakley's Bungalows. The development consists of a small office under the operators residence and 12 accommodation units, distributed as single-unit cabins and a 4-plex.

Lease area: 0.90 ha

Season of operation: summer only

Ancillary services at the site: none

Total m² of commercial development: 494

Total number of units for overnight accommodation: 12

Maximum occupancy: 52

Total number of staff: 4

Total number of staff accommodated on site: 0

Total m² of staff accommodation: operator's residence

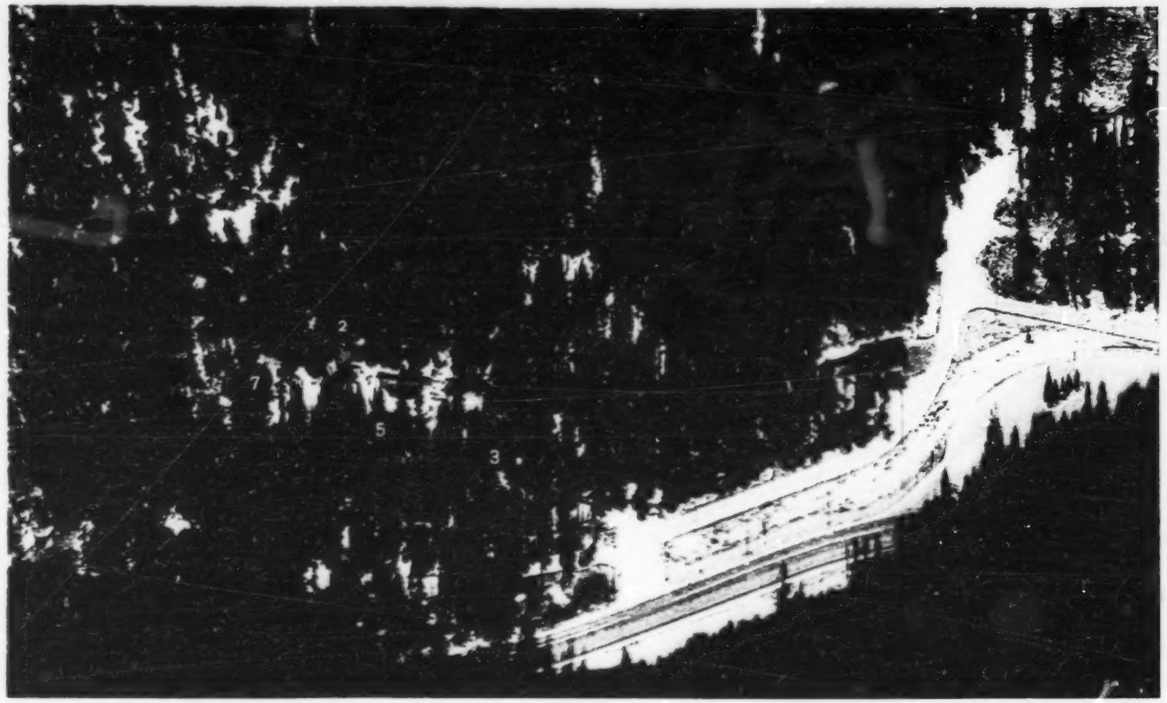
FAR: 0.055

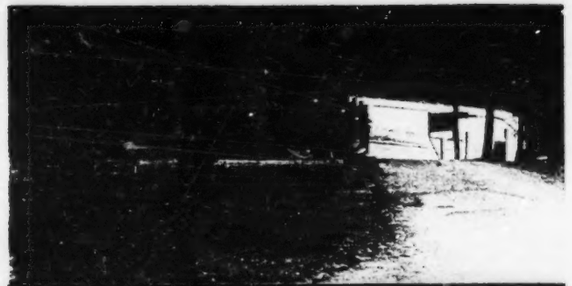
Lease expiry date: 2004

Sewage system: Radium Hot Springs town site

Potable water: Radium Hot Springs town site

Energy source: BC Hydro




Non-native turf grass requires replacement with native shrubs and trees.

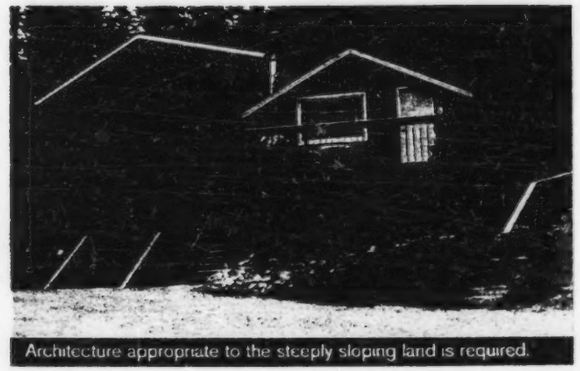
The site would benefit from additional planting.

EXISTING CONDITIONS AND KEY ISSUES

1. The OCA offers affordable, family accommodation in a traditional OCA setting.
2. The development is constructed on the steep side of the canyon which has created slumping and erosion problems.
3. The common areas at the entrance and in the centre of the site are very open and vegetated with turf and other non-native plant species.
4. Wildlife movement through the canyon is inhibited due to the level of development in a constricted pass. The location of the OCAs in Sinclair Canyon have contributed to other problems related to wildlife habituation, wildlife road fatalities, and wildlife/human conflict.
5. The cabins are located very close together and overlook the bungalows of the neighbouring OCA (Blakley's).
6. Some of the cabins are accessed by bridged walkways due to the steepness of the grade.
7. There is a significant visual impact of the parking areas and road system.
8. The overhead wiring is unsightly and low hanging between cabins.

Mt. Farnham Bungalow site overview

Bridge walkways are required on the steep site.


Architecture appropriate to the steeply sloping land is required.

MT. FARNHAM BUNGALOWS

SUMMARY

Additional m² commercial development: 80
Future total m² of commercial development: 574
Additional m² staff accommodation: 0
Future total m² staff accommodation: 0
Additional units for overnight accommodation: 2
Future total units for overnight accommodation: 14
Additional guest capacity: 8
Future total guest capacity: 60

POTENTIAL FUTURE DEVELOPMENT

- Additional construction of 2 units in a single duplex building to be located as indicated (between units #6 and #7) for an increase of 80 m².

CONDITIONS OF DEVELOPMENT

- All new development must be on previously disturbed parking area.
- Revegetation and other landscape improvements.
- Erosion control.

GUIDELINES

1. A master plan should be prepared for the entire Sinclair Canyon area by Parks Canada in close consultation with the OCA operators. This should include a comprehensive signage plan to coordinate signage between the four OCAs and the hot springs facility, a detailed lighting plan, methods to limit traffic speed, noise and congestion, as well as a major effort to improve the aesthetics of the existing development.

2. Addition of one duplex building containing two guest units to be located on existing disturbed lands. The total increase in overnight accommodation space should not exceed 80 m².

3. Reduce paved areas and consolidate parking on the site. Reclaim and revegetate disturbed areas where practical.

4. Increase efforts to prevent erosion through the use of retaining walls.

5. Replace turf and non-native plants with native plant species.

6. Increase screening of services, including satellite dishes, and the parking area.

7. Place overhead wiring underground.

LEGEND

new guest facilities
renovated guest facilities
new staff facilities
renovated staff facilities
operational services
public facilities
approximate current lease boundary
areas given back to the Crown
additions to OCA leasehold
reclaimed areas/new plantings

ADDISON'S BUNGALOWS

Location: Addison's Bungalows is located just inside the west gates of Kootenay National Park and adjacent to the Radium Hot Springs pool facility. Of the OCAs clustered together on the north side of Sinclair Canyon, Addison's is located furthest from the highway.

Historical Significance: The facility was constructed between 1948-50 by Addison E. Scratch. There were originally 14 cabins, with 5 more completed by 1955. The existing structures are the result of a redevelopment and expansion during the 1970's and 1980's.

General Description: Addison's Bungalows is the largest of the three developments clustered on the side of the highway. The site consists of an office and operator's residence and 30 small single-unit and duplex cabins situated along a gravel laneway.

Lease area: 0.65 ha

Season of operation: summer only

Ancillary services: none

Total m² of commercial development: 842

Total number of units for overnight accommodation: 30

Maximum occupancy: 128

Total number of staff: 8

Total number of staff accommodated on site: 0

Total m² of staff accommodation: 144 – owners residence

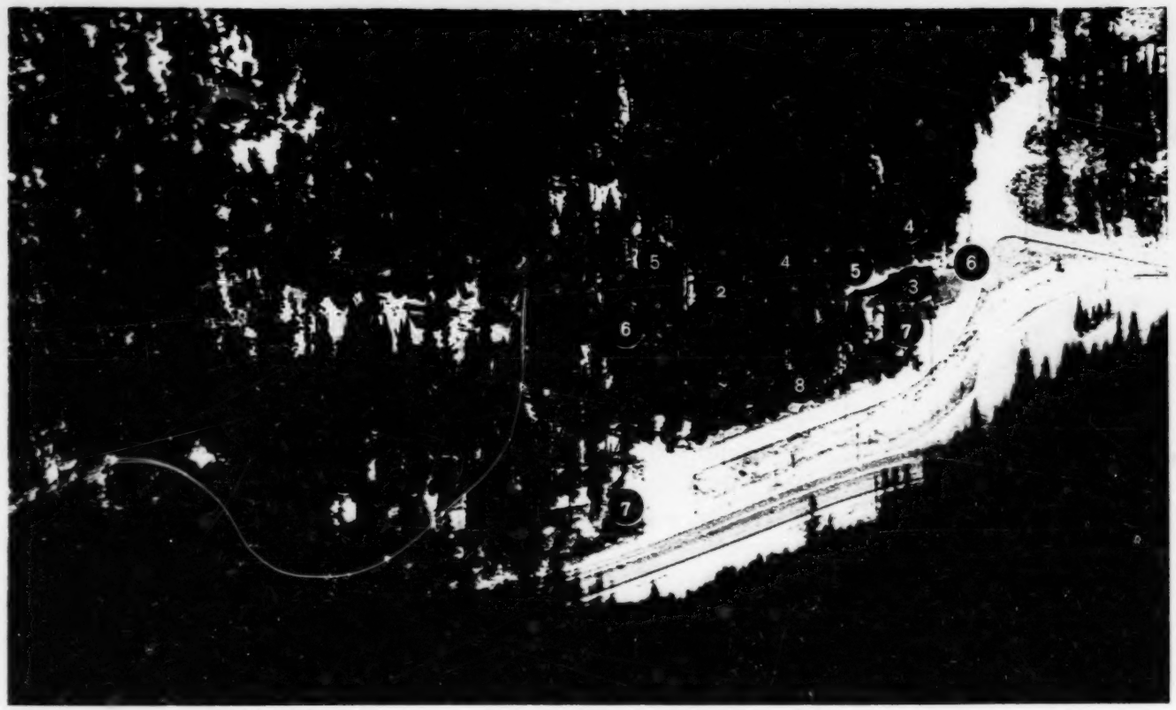
FAR: 0.220

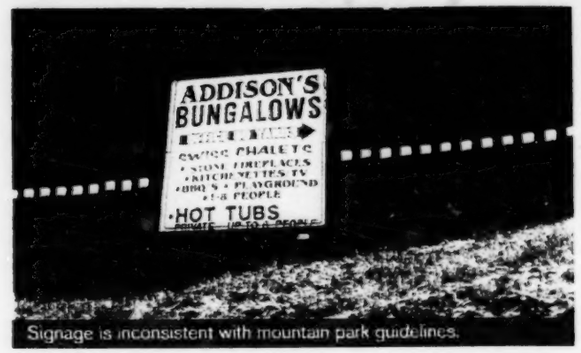
Lease expiry date: 2004

Sewage system: Radium Hot Springs town site

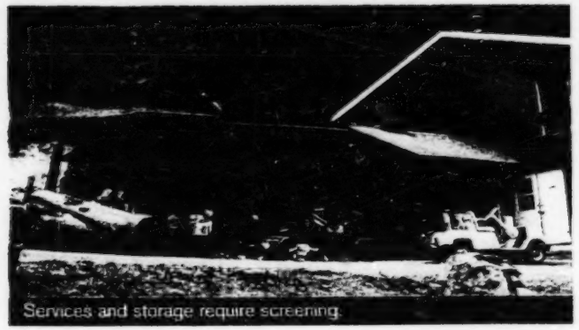
Potable water: Parks Canada system – McKay Creek

Energy source: BC Hydro and propane





Signage is inconsistent with mountain park guidelines.


Services and storage require screening.

EXISTING CONDITIONS AND KEY ISSUES

1. The OCA offers affordable, family accommodation in a traditional OCA setting.
2. The area is naturally vegetated and has retained a large number of trees. The site provides a natural visitor experience in part due to the limited pavement on the site.
3. Wildlife movement through the canyon is inhibited by the level of development in a constricted pass. The location of the OCAs in Sinclair Canyon have contributed to other problems related to wildlife habituation, wildlife road fatalities, and wildlife/human conflict.
4. There are erosion and sliding problems associated with the steep grade of the site and soil instability.
5. Some retaining walls are failing.
6. Several of the cabins are located extremely close together and overlook the cabins of the neighbouring OCA (Mt. Farnham).
7. The signage used is inappropriate for the national parks.

GUIDELINES

1. A master plan should be prepared for the entire Sinclair Canyon area by Parks Canada in close consultation with the OCA operators. This should include a comprehensive plan to coordinate signage between the four OCAs and the hot springs facility, a detailed lighting plan, methods to limit traffic speed, noise and congestion, as well as a major effort to improve the aesthetics of the existing development.
2. No increase in guest capacity or expansion of commercial development on the site. Any redevelopment must be contained in the existing building footprint.
3. Replace turf grass and other non-native plants with native plant species.
4. Increase efforts to prevent erosion and sliding through the construction of proper retaining walls.
5. Reduce pavement where possible.
6. Replace signage.

SUMMARY

Additional m² commercial development: 0

Future total m² of commercial development: 842

Additional m² staff accommodation: 0

Future total m² staff accommodation: operator's residence

Additional units for overnight accommodation: 0

Future total units for overnight accommodation: 30

Additional guest capacity: 0

Future total guest capacity: 128

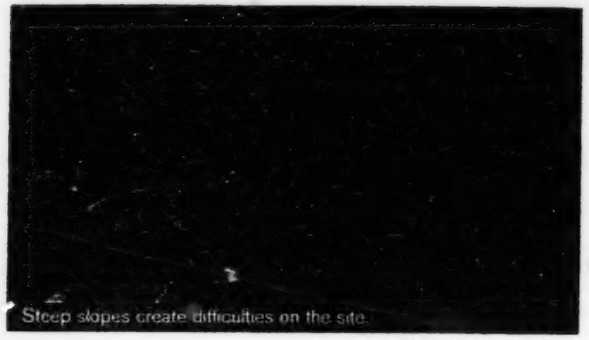
POTENTIAL FUTURE DEVELOPMENT

- Construction of a small garage (50 m²) to replace one that was previously destroyed.

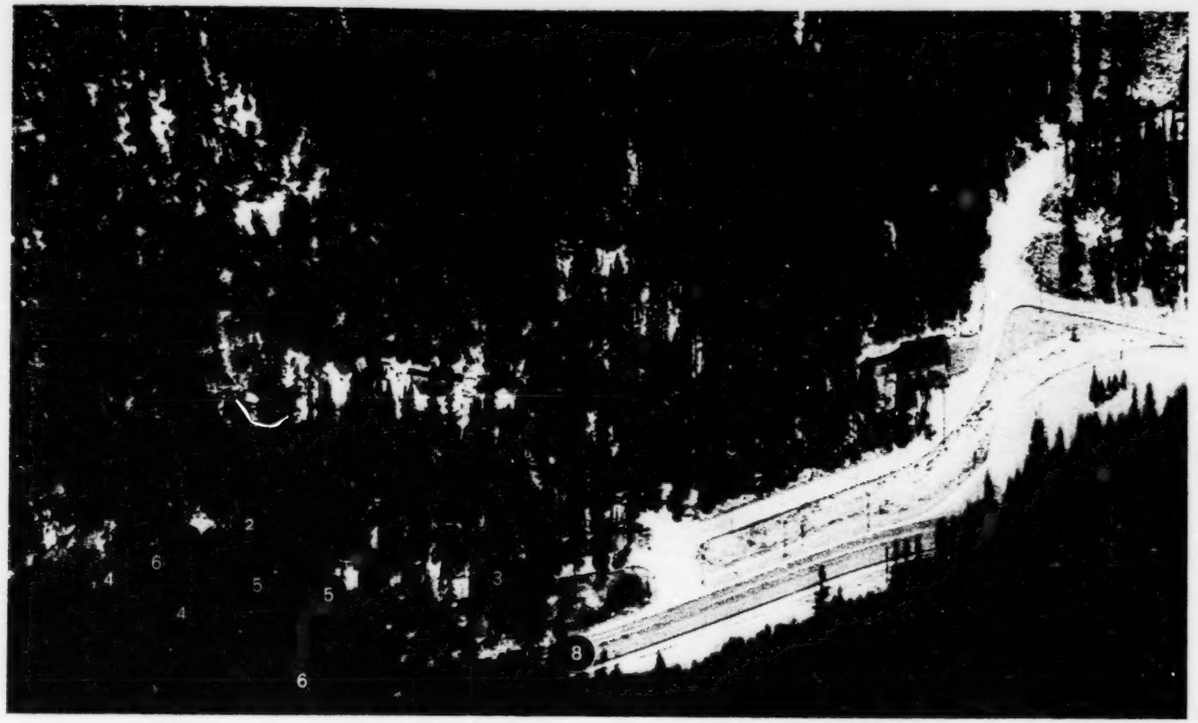
CONDITIONS OF DEVELOPMENT

- None

Building decoration creates a Bavarian style.



Steep slopes create difficulties on the site.



BLAKLEY'S BUNGALOWS

Location: Blakley's Bungalows is located just inside the west gates of Kootenay National Park and adjacent to the Radium Hot Springs pool facility. Of the OCAs clustered together on the side of Sinclair Canyon, Blakley's is located the closest to the highway.

Historical Significance: The facility was originally constructed in 1931 and consisted of 8 single unit cabins and one duplex. In 1953, the development was expanded to 17 cabins and 2 duplexes, an office and the operators residence.

General Description: Blakley's Bungalows consists of an office and operators residence, and 23 cabins. The cabins are situated primarily as one strip on the hillside. Parking, services and the office building are located closer to the road.

Lease area: 0.79 ha

Season of operation: summer and winter (there are periods in the spring and fall when the operation is closed)

Ancillary services: none

Total m² of commercial development: 1,026

Total number of units for overnight accommodation: 23

Maximum occupancy: 75

Total number of staff: 3

Total number of staff accommodated on site: 0

Total m² of staff accommodation: operator's residence only

FAR: 0.130

Lease expiry date: 2004

Sewage system: Radium Hot Springs town site

Potable water: Radium Hot Springs town site

Energy source: B.C Hydro

SUMMARY

Additional m² commercial development: 0

Future total m² of commercial development: 1,026

Additional m² staff accommodation: 0

Future total m² staff accommodation: operator's residence

Additional units for overnight accommodation: 0

Future total units for overnight accommodation: 23

Additional guest capacity: 0

Future total guest capacity: 75

POTENTIAL FUTURE DEVELOPMENT

- None

CONDITIONS OF DEVELOPMENT

- None

EXISTING CONDITIONS AND KEY ISSUES

1. The OCA offers affordable, family accommodation in a traditional OCA setting.

2. Non-native turf grass has been used around the cabins and in the common areas. Few trees have been retained in front of the cabins.

3. Wildlife movement is inhibited by the level of development in a constricted pass. The location of the OCAs in Sinclair Canyon has contributed to other problems related to wildlife habituation, wildlife road fatalities, and wildlife/human conflict.

4. There are erosion and slumpage problems associated with the steep grade of the hill. A chain link fence and retaining wall have been constructed adjacent to the highway to prevent further damage. Unfortunately, these elements are unattractive both from the road and from the facility.

5. The architectural style and colour have created a Bavarian theme to the development.

6. Noise and fumes from the highway are a problem for guests. The operators have expressed concern about wildlife fatalities, motorist safety and noise associated with large trucks travelling at high speeds through the Canyon.

GUIDELINES

1. A master plan should be prepared for the entire Sinclair Canyon area by Parks Canada in close consultation with the OCA operators. This should include a comprehensive plan to coordinate signage between the four OCAs and the hot springs facility, a detailed lighting plan, methods to reduce traffic speed, noise and congestion, as well as a major effort to improve the aesthetics of the existing development.

2. No additional development on the site.

3. Reduce paved areas and consolidate parking.

4. Increase efforts to prevent erosion through the use of retaining walls.

5. Replace turf and non-native plants with native plant species.

6. Increase screening between the development and the highway. Replace chain-link fence with wooden screening.

7. Place all overhead wiring underground.

8. Encourage Parks Canada and transportation authorities to reduce truck traffic on the highway. Enforce no-engine brake regulations.

PRINCE OF WALES HOTEL

Location: The Prince of Wales Hotel is located on a bluff, on the point adjacent to the Waterton Lakes and Linnet Lake, just outside the Village of Waterton. The access lane to the hotel is situated across the main road from the Parks Canada compound.

Historical Significance: The Prince of Wales Hotel was constructed in 1927 by Louis Hill of the Great Northern Railway Company. The spectacular site on the bluff overlooking the Waterton Lakes and the Swiss style architecture have made this hotel a national and international icon for Waterton Lakes National Park. In 1993, the Hotel was designated as a National Historic Site based on its historic and architectural significance as well as the relationship between the building and the natural setting.

General Description: The location of the hotel on the bluff makes the development visible from all angles in the Waterton Valley. The structure stands alone, with service buildings and staff accommodation located away from the main bluff. The Prince of Wales is known for the extremely high winds that are channeled across the lake. These high winds have had a significant impact on the landscape and the design of the building. The main parking area is located on the side of the hotel away from the lake in order to provide wind protection for guests and vegetation on the bluff which is predominantly native grasses.

Lease area: 5.62 ha

Season of operation: summer only

Ancillary services: gift shop, dining room and lounge

Total m² of commercial development: 7,432

Total number of units for overnight accommodation: 87

Maximum occupancy: 227

Total number of staff: 114

Total staff accommodation units on site: 100

Total m² of staff accommodation: 1,701

FAR: 0.123

Lease expiry date: perpetual

Sewage system: Waterton town site

Potable water: well

Energy source: Trans Alta Utilities and natural gas

The classic chalet style of the Prince of Wales Hotel.

The view from the hotel is unparalled.

EXISTING CONDITIONS AND KEY ISSUES

1. The Prince of Wales Hotel is a major attraction for all visitors to Waterton Lakes National Park partly because of its high visibility and unique design. It has remained approximately as it is now, alone on the bluff, for 70 years. The building has become an international icon representative of Waterton Lakes National Park.

2. The hotel is located very close to the town of Waterton. Many essential services are provided by the townsite.

3. The bluff on which the hotel sits is a glacial moraine, and is therefore comprised of very shallow soil over a pile of glacial till. The exposed, shallow soil increases potential for erosion and makes landscape establishment more problematic.

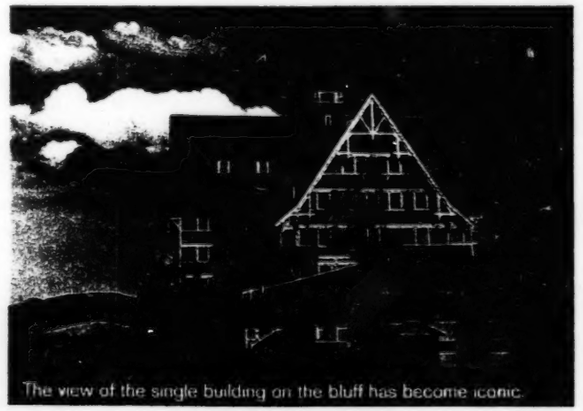
4. The vegetation on the bluff is predominantly grassland with patches of fescue grassland. The bowl area on the inland side of the hill is more heavily vegetated.

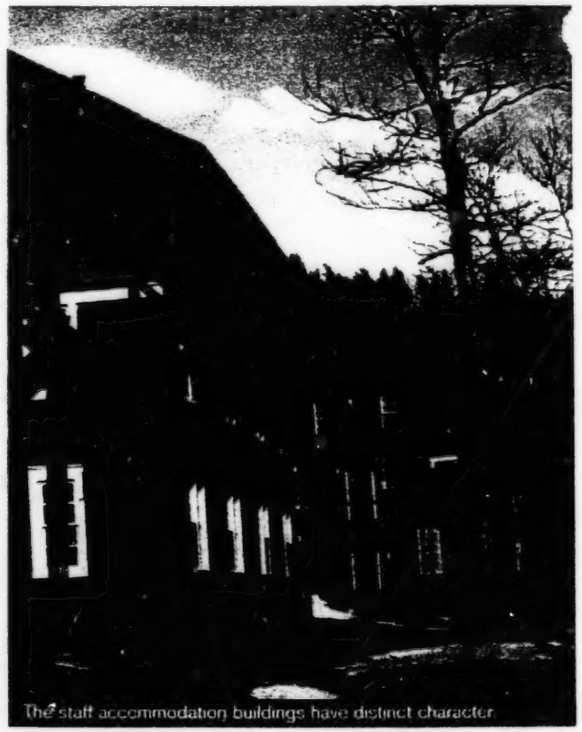
5. Linnet Lake is a rare habitat for long-toed salamanders.

6. Further inland, by the Parks Canada compound, is a known wildlife corridor. Wildlife is also known to use the forested bowl on the Prince of Wales Hill.

7. The service buildings and staff accommodation structures are appropriately situated away from the hotel. The staff buildings are well positioned overlooking the lake and the town site.

8. Pedestrian movement around the hotel is not well defined. There are trails randomly scattered over the hillside.


The view of the single building on the bluff has become iconic.


The staff accommodation buildings have distinct character.

GUIDELINES

1. No additional development on the Prince of Wales Hill. The relationship between the existing hotel and the surrounding landscape must be preserved. No additions to the main hotel building will be considered.

2. Consider the adaptive reuse of the existing staff housing into guest units.

3. Ensure on-going maintenance and complete restoration of the exterior of the hotel.

4. In order to preserve the original internal structure of the hotel, conversion of existing rooms to suites should not be permitted and the restoration of public spaces should be permitted.

5. Accommodate staff off-site in either Waterton or in the town of Mountain View, outside the park. Encourage the construction of a collective staff housing project in the village to be used by the Prince of Wales and other Waterton hotels.

6. Control pedestrian movement throughout the development by creating well defined pathways and improving signage.

7. Create pedestrian links between the hotel, the town site and the lake.

8. Minimize exterior lighting.

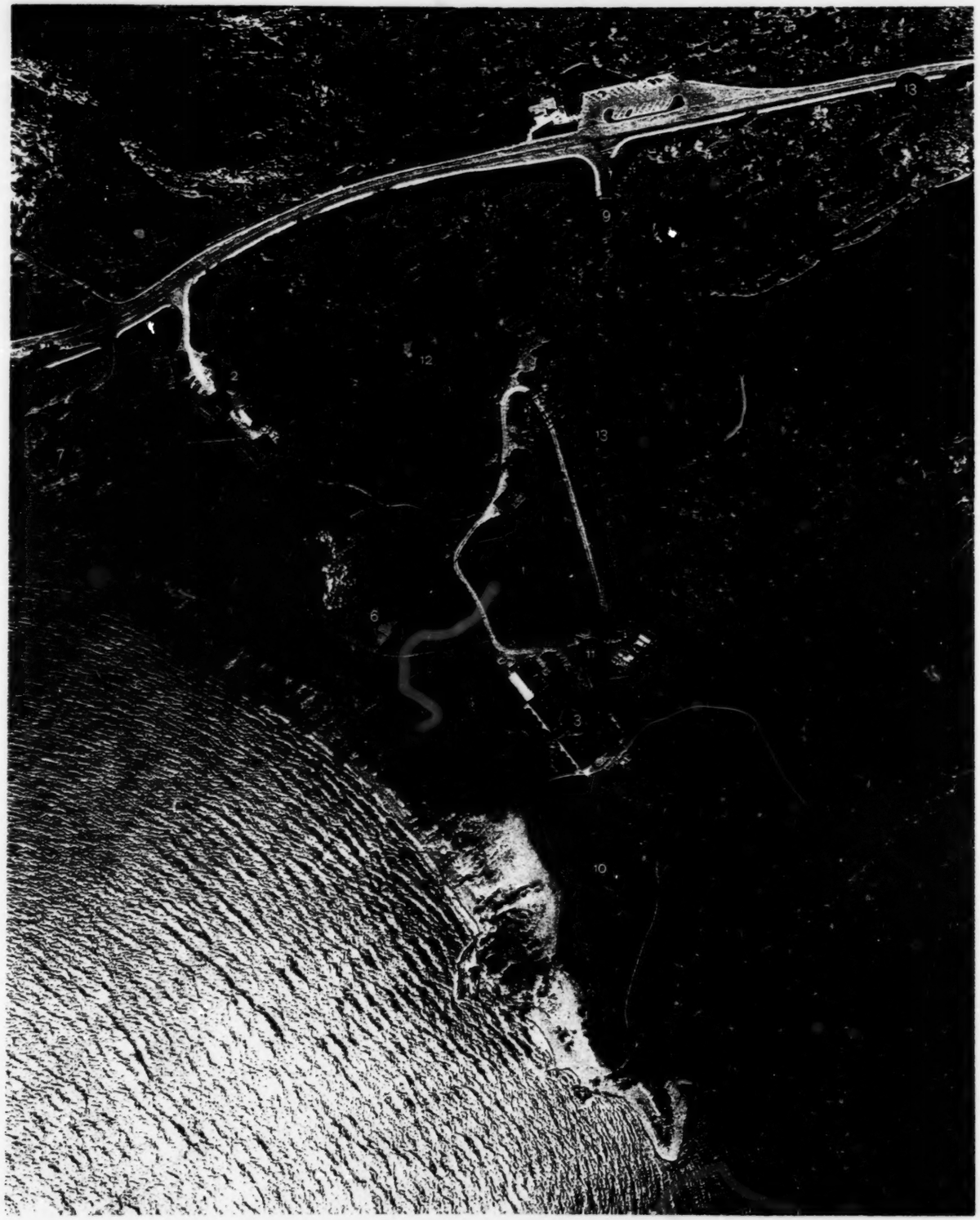
9. Maintain existing roadway width and location.

10. Reclaim all disturbed areas.

11. Provide additional interpretive displays on the significance of the hotel and its setting.

12. Protect the natural character of the bowl at the north east edge of the Hill, below the boiler building, by retaining the stand of Douglas Fir and restricting access.

13. Implement effective mitigation measures to reduce salamander mortality on the access road.



PRINCE OF WALES HOTEL

SUMMARY

Additional m² commercial development: 1,701
Future total m² of commercial development: 9,133
Additional m² staff accommodation: minus 1,701
Future total m² staff accommodation: 0
Additional units for overnight accommodation: 16
Future total units for overnight accommodation: 103
Additional guest capacity: 42
Future total guest capacity: 269

POTENTIAL FUTURE DEVELOPMENT

- Conversion of the existing staff accommodation buildings into a maximum of 16 additional guest rooms, for a total of 103 units and a maximum visitor capacity of 269.

CONDITIONS OF DEVELOPMENT

- Maintenance and protection of the hotel, including interior public spaces and guest rooms.
- Establish clearly defined pathways.
- No conversion to suites.
- Implementation of effective mitigation measures to reduce mortality of salamanders on the access road.

LEGEND

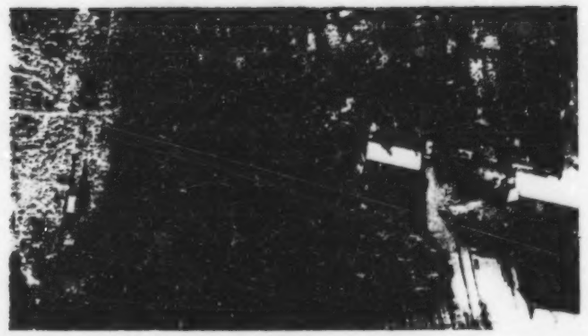
new guest facilities
renovated guest facilities
new staff facilities
renovated staff facilities
operational services
public facilities
approximate current lease boundary
areas given back to the Crown
additions to OCA leasehold
reclaimed areas/new plantings

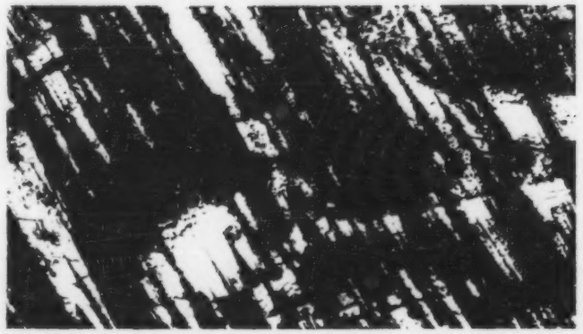
SITE SPECIFIC GUIDELINES FOR HOSTELS

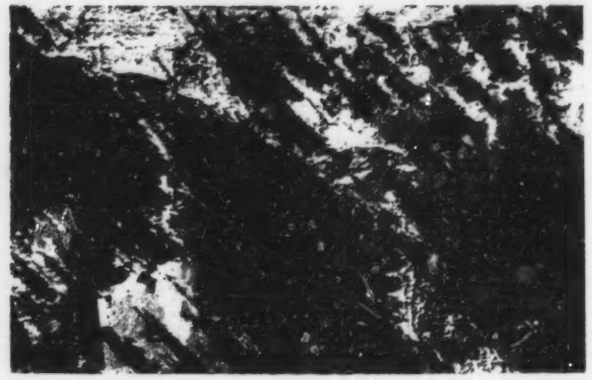
Hostels provide an important and low cost form of overnight accommodation in the mountain parks. Those hostels outside of the towns and visitors centres are generally minimum service facilities in rustic settings and provide visitors with only basic services. They are usually equipped with separate dormitories and washrooms for males and females, a common food preparation area, and a common room for socializing. Depending on their location and size, they may or may not have indoor plumbing, running water or electricity.

The design, materials, construction techniques and required maintenance of hostel facilities must carefully consider cost and efficiency in order to ensure that the facility remains affordable. However, the requirement for affordability must not compromise ecological integrity or visual quality. Hostels are still subject to the same stringent environmental standards of other outlying facilities. In addition, the aesthetics of the development need not be compromised by low budgets. Using appropriate materials and methods, hostels can be constructed in a way that is simple and functional yet aesthetically pleasing.

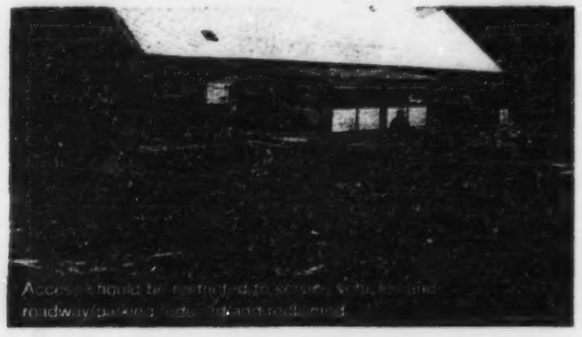
In addition to the following site-specific recommendations, all hostel development must conform to the general design and infrastructure requirements found in Chapter 4. Specific recommendations for a modular building system appropriate for all the mountain hostels is also found in that chapter.





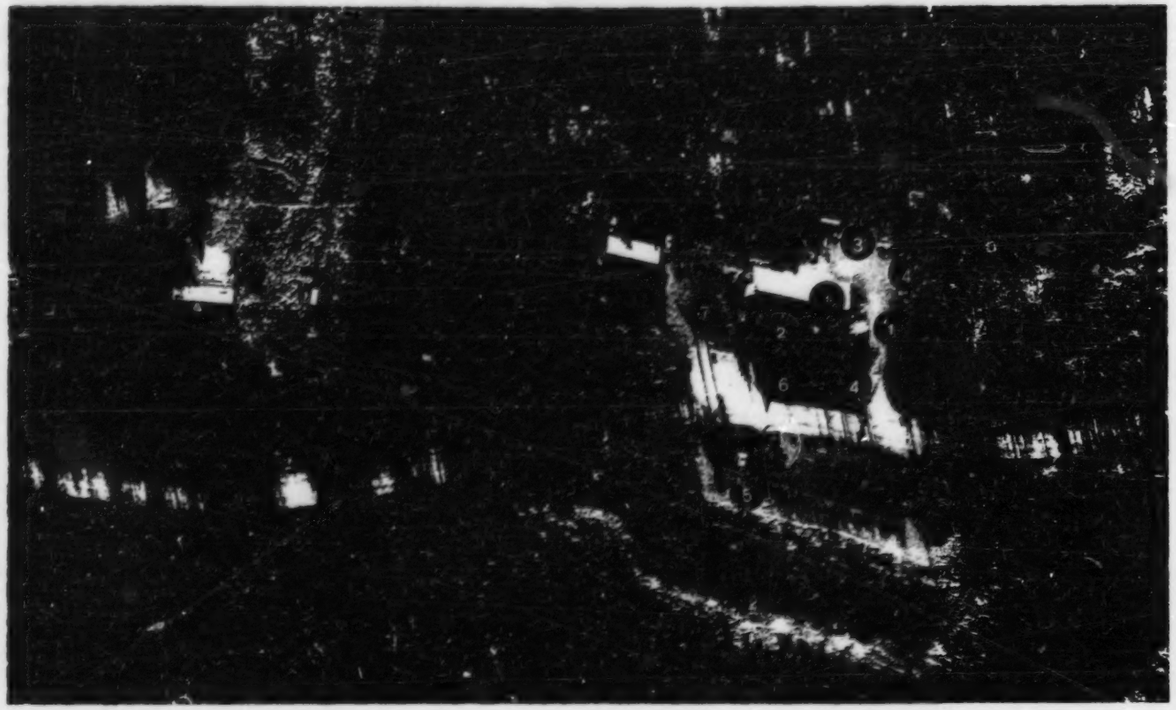


Signage and landscape require upgrading


Access should be restricted to service vehicles only

Services and utilities require screening

Areas not required for roadway, parking, pedestrian pathways should be reclaimed



EXISTING CONDITIONS AND KEY ISSUES

1. The entrance to the building is not well marked and the transition from the roadway/service parking is unclear. Instructional signage is limited.
2. The main building and the landscape require substantial maintenance. Currently, the intention is to close and rehabilitate the current facility and construct a new hostel within the townsite.
3. Pedestrian and vehicular movement on the site, including bicycles, is not well defined or restricted. There is evidence of minor erosion on roads and pathways.
4. Services are not screened (ie. propane, garbage) and are highly visible.
5. An abandoned underground fuel storage tank still exists on the site after the previous use.

GUIDELINES

1. Upgrade the existing building.
2. Use the facility for accommodation and educational functions for larger groups.
3. Reduce the number of beds to 45 and convert the remaining space into meeting/instructional rooms.
4. Revegetate the site, particularly in highly eroded and damaged areas.
5. Restrict all vehicles to the lots across the access road.
6. Improve signage.
7. Control pedestrian movement and bike use on the site by clearly defining paths.
8. Remove the underground fuel tank.
9. Relocate bicycle rentals to the Jasper town site hostel (upon completion).

WHISTLER'S HOSTEL

Location: Whistler's International Hostel is currently the largest hostel in Jasper National Park. The facility is located on the Whistler Creek access road approximately 6 km from town.

General Description: Whistler's hostel is a large chalet type structure with a separate building for the manager's residence. The hostel is constructed on a hill side with a volleyball court in the back yard. All guest parking is restricted to a lot across the access road, however staff and service vehicles have access to a parking area at the side of the hostel.

Duration of License of Occupation: 9 years
Expiration date of License of Occupation: 2005
Season of operation: year round
Total number of beds: 80
Ancillary services: hot and cold running water, showers, washing machines, volleyball court, mountain bike rentals, horseshoes
Sewage system: septic field
Potable water: surface - pumped from a cistern fed by a spring
Energy source: Trans Alta, propane and oil

SUMMARY

Additional guest capacity: (minus) -35
Future total guest capacity: 45

POTENTIAL FUTURE DEVELOPMENT

- None

CONDITIONS OF DEVELOPMENT

- None

MALIGNE CANYON HOSTEL

Location: The Maligne Canyon Hostel is located adjacent to the Maligne Lake road across from the Maligne Canyon Tea House and parking lot, approximately 11 km northeast of Jasper. The hostel is situated next to the Maligne River just before it flows under the highway and enters the canyon.

General Description: The hostel consists of three small buildings for guest accommodation, a manager's residence, a common room building with kitchen, and outhouses. The close proximity to the river provides an attractive alternative to other accommodation styles. However, it raises concerns about sewage treatment and wildlife movement.

Duration of License of Occupation: 9 years

Expiration date of License of Occupation: 2005

Season of Operation: year round

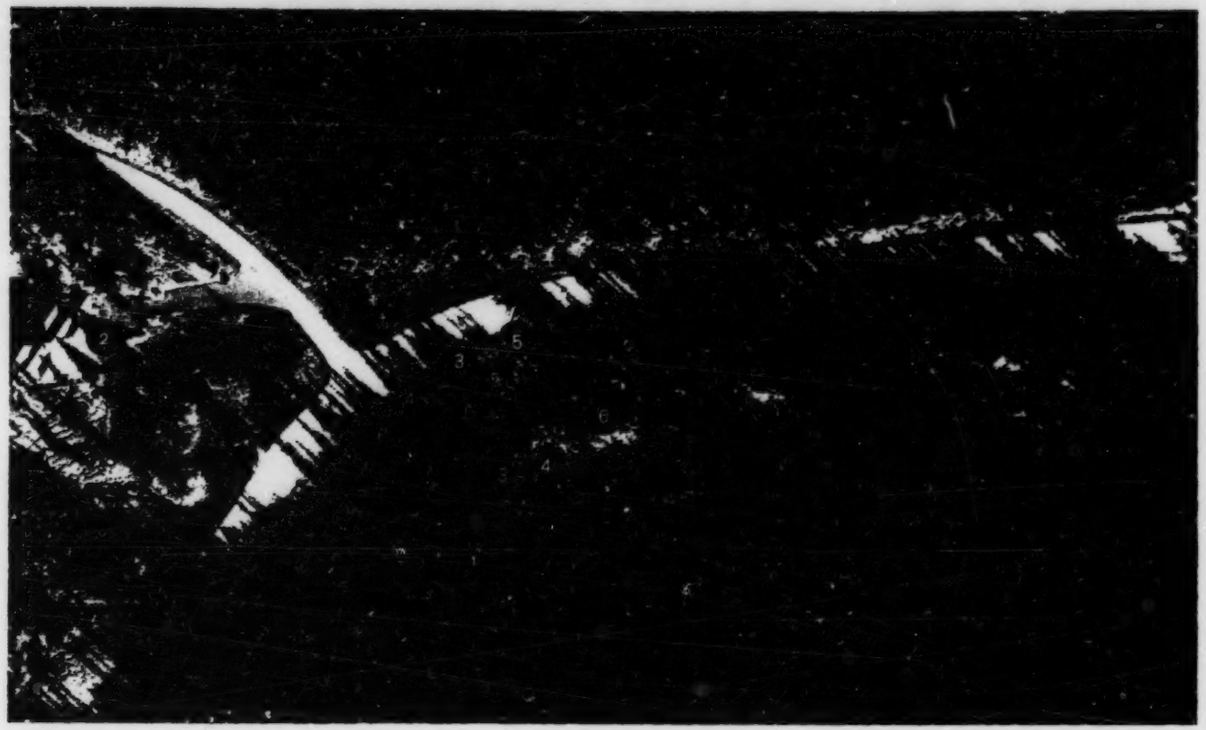
Total number of beds: 24

Ancillary services: no running water; fire pit

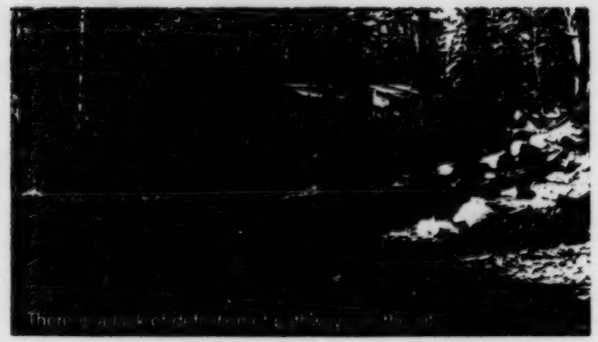
Sewage system: outhouses with fiberglass tanks that are pumped and trucked to Jasper

Potable water: transported from Jasper town site and stored in refillable plastic containers.

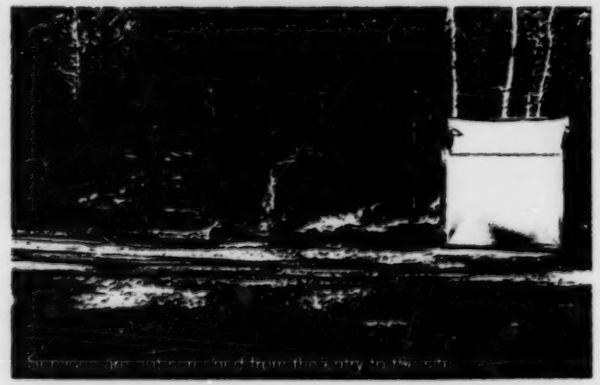
Energy source: propane



Proximity to the highway reduces wilderness



There is a lack of screening of facilities



Services are not screened from the entry to the site

SUMMARY

Additional guest capacity: 0

Future total guest capacity: 24

POTENTIAL FUTURE DEVELOPMENT

- None

CONDITIONS OF DEVELOPMENT

- None

EXISTING CONDITIONS AND KEY ISSUES

1. The hostel is located in a riparian zone. Animal movement throughout this zone is constricted as a result of topography, the hostel development, the Maligne Canyon Tea House and the roadway.
2. The location provides an alternative to a town site accommodation facility. Unfortunately, the tea house and the proximity of the road reduces the sense of isolation which is a primary attraction for most hostel guests.
3. There is a lack of screening of services and buildings. The proximity to the road makes the garbage containers, outhouses, propane tank, woodpile and parking lots visible from the road.
4. Pedestrian movement is not well defined or controlled on the site. The lack of definition for pathways has resulted in some erosion and degradation.
5. For accessibility reasons, the infrastructure requiring road servicing is at the front of the site, including garbage, propane and the outhouses.

GUIDELINES

1. Consider relocation to a site accessed by the Maligne Lake Road that is more appropriate ecologically and satisfies the requirements of the Hostelling Association. If relocated, then an increase to 40 beds could be considered.
2. No additional development on the current site.
3. Reclaim damaged vegetation outside of high use areas.
4. Increase screening of facilities and parking from the road by planting of roadway verges.
5. Improve design and definition of the parking area.
6. Control pedestrian movement on the site through the clear definition of pathways using stones or logs.

EXISTING CONDITIONS AND KEY ISSUES

1. As a result of its location, Mount Edith Cavell hostel provides important access to the backcountry.
2. Winter use of the access road by skiers and to bring supplies to the hostel and other backcountry huts has caused concern that the increased use of the road by wolves will negatively impact caribou on their important winter range in the Tonquin Valley. Opening the road in the winter to vehicular traffic would greatly increase this threat.
3. Vehicles and people on the site have been separated by consolidating parking in one area. However, the parking area is not well defined. Vehicle access to the site has eliminated natural vegetation in some areas and has created unattractive expanses of loose gravel.
4. Pedestrian circulation on the site is limited. Pathways are not well defined.
5. Service areas are situated close to the parking lot which makes them highly visible upon entry to the site.
6. Usable outdoor space is not well defined.

GUIDELINES

1. Increase the overnight guest capacity to the maximum of 40 beds, as outlined in the guidelines.
2. Monitor and restrict use of the facility in the shoulder seasons to reduce wildlife disturbance.
3. Maintain road closure in the winter.
4. Redesign and consolidate parking by the road. Reclaim as much of the existing parking area as possible.
5. Increase screening of the outhouses and services areas.
6. Control pedestrian movement throughout the site by clearly defining pathways using rocks or logs. Create defined outdoor gathering area.

MOUNT EDITH CAVELL HOSTEL

Location: Mount Edith Cavell Hostel is located on the Mount Edith Cavell access road, 25 km south of Jasper. The hostel is situated 200 m from and 32 m above Lake Cavell.

General Description: The hostel development consists of three cabins for guest accommodation, a manager's residence and two outhouses. The access road is open in the summer, but closed from October until June. The hostel remains open year round and is a popular destination for back country skiers making the journey to the Wates-Gibson Alpine Club of Canada hut or the Tonquin Valley trail.

Duration of License of Occupation: 9 years

Expiration date of License of Occupation: 2005

Season of operation: year round

Total number of beds: 32

Ancillary services: no running water, basketball hoop, horseshoes, fire pit

Sewage system: outhouses with cement holding tanks that are pumped approximately twice a year; greywater is collected manually and disposed in the outhouse

Potable water: collected from a spring and piped to the hostel. Collected at the pipe and transported manually.

Energy source: propane generator

SUMMARY

Additional guest capacity: 8

Future total guest capacity: 40

POTENTIAL FUTURE DEVELOPMENT

- Increase in capacity to 40 beds.

CONDITIONS OF DEVELOPMENT

- Provision and implementation of a landscape plan.

ATHABASCA FALLS HOSTEL

Location: Athabasca Falls Hostel is located on the east side of Highway 93, approximately 32 km southeast from Jasper and across the highway from the scenic Athabasca Falls.

General Description: The hostel is one of the larger of the chain hostels in Jasper National Park and is a popular facility for groups. The development consists of three cabins for accommodation, a main common room and kitchen, a manager's residence and outhouses. The structures were constructed in 1979 and are built with squared cedar logs.

Duration of License of Occupation: 9 years

Expiration date of License of Occupation: 2005

Season of operation: year round

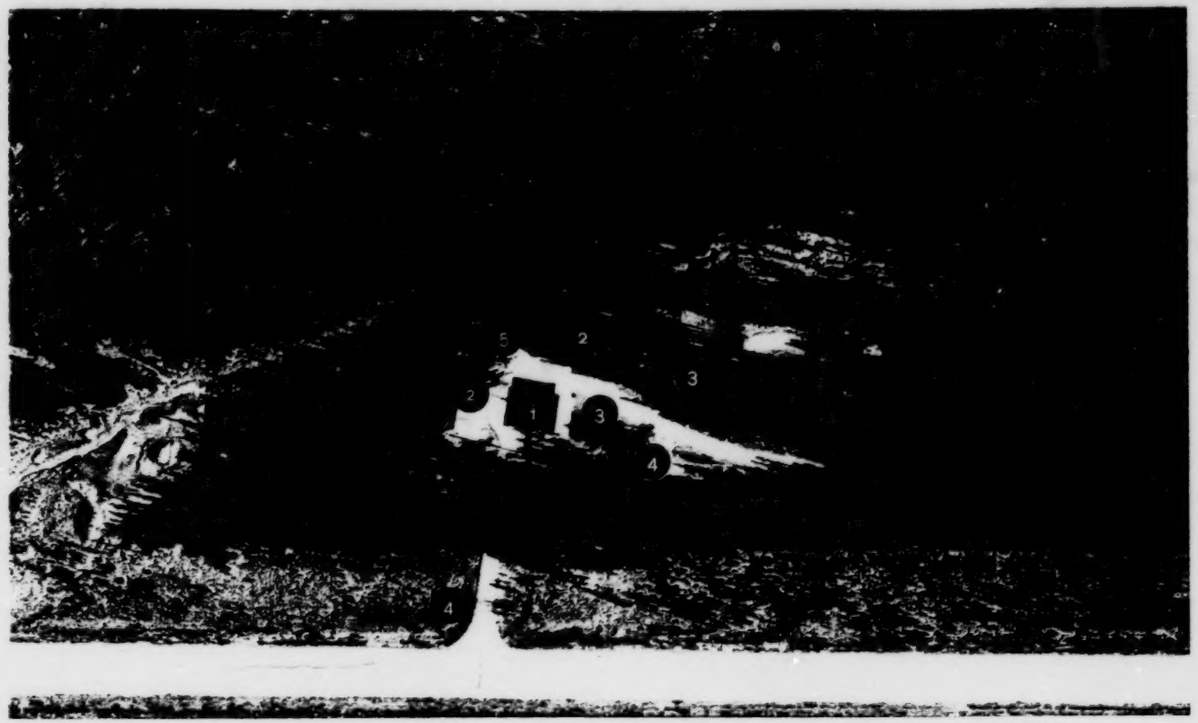
Total number of beds: 40

Ancillary services: no running water, volleyball court, basketball hoop, horseshoes, and a campfire pit

Sewage system: outhouses with cement holding tanks that are pumped and trucked to Jasper. Greywater is stored in 2 buried metal culverts near the cookhouse and manager's residence before being trucked to Jasper.

Potable water: hand pumped from a well and transported manually

Energy source: Trans Alta Utilities and propane

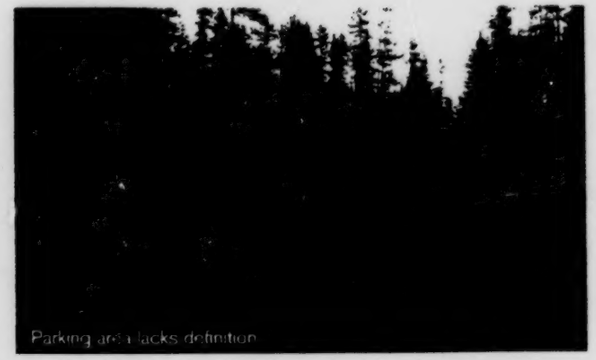


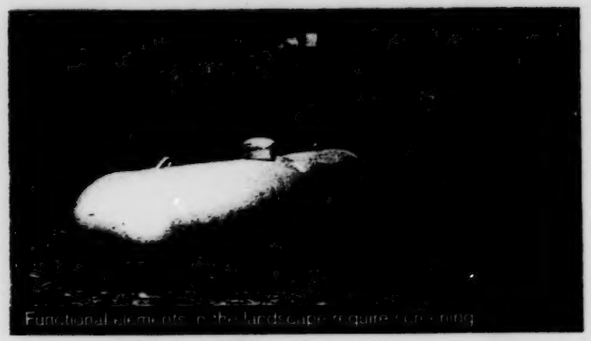
EXISTING CONDITIONS AND KEY ISSUES

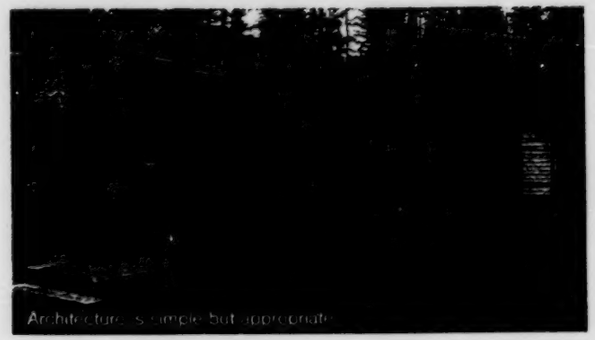
1. The site is poorly organized. The outhouses and other services are located at the entrance to the parking area and are seen immediately as you enter the site.
2. The dominant vegetation in the area is Lodgepole pine and white spruce.
3. There is limited screening of services.
4. The parking area lacks definition, resulting in a much larger parking area than is needed. The parking area dominates the site.
5. The overhead wiring is unattractive.

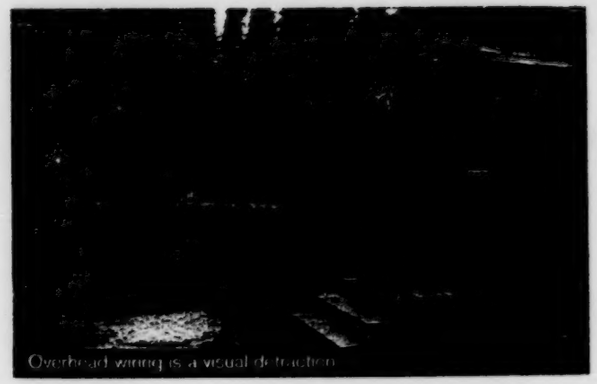
GUIDELINES

1. No increase in the number of visitors accommodated at the facility.
2. Redesign the parking lot.
3. Reclaim damaged areas where possible using native plant species.
4. Increase screening on the site.
5. Relocate outhouses to the opposite side of the parking area to reduce their prominence upon arrival to the site while continuing to provide access for the pump trucks.


Parking area lacks definition


Functional elements of the landscape require screening


Architecture is simple but appropriate


Overhead wiring is a visual distraction

SUMMARY

Additional guest capacity: 0

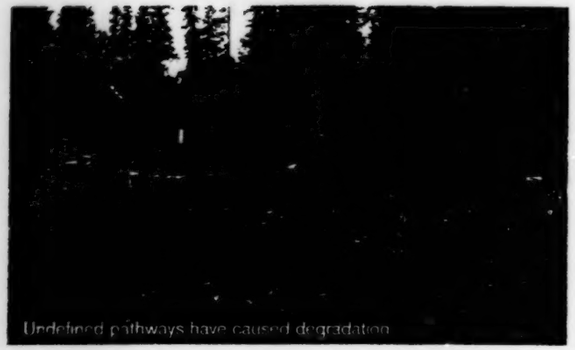
Future total guest capacity: 40

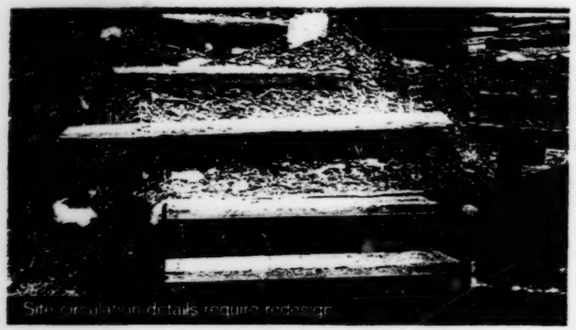
POTENTIAL FUTURE DEVELOPMENT

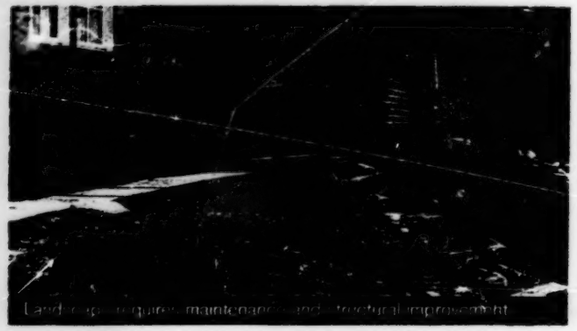
- None

CONDITIONS OF DEVELOPMENT

- None


Undefined pathways have caused degradation


Site circulation details require redesign


Landscaping requires maintenance and structural improvement

Buildings in need of repair

EXISTING CONDITIONS AND KEY ISSUES

1. The site is well situated to minimize noise pollution and maintain a sense of isolation despite the close proximity to the highway.
2. The proximity to the creek adds to the visitor experience.
3. There are apparent structural problems with the buildings and landscape, such as the existing staircases and retaining walls.
4. The existing cabins require substantial maintenance.
5. The managers have been successful at eliminating parking on the site and consolidating it by the road.
6. There is evidence of erosion on the access road caused by service vehicles, including the sewage truck used to pump out the outhouse.
7. Pedestrian movement is not well defined and is resulting in erosion in the areas near the creek and river.

GUIDELINES

1. No expansion in capacity or the level of services provided.
2. Retain the rustic nature of the hostel.
3. Improve definition of pedestrian pathways and reclaim damaged areas.
4. Improve the appearance of the existing buildings through painting and additional maintenance.

BEAUTY CREEK HOSTEL

Location: Beauty Creek Hostel is the most southerly located hostel in Jasper National Park. The hostel is situated on the west side of Highway 93, 86 km from the town of Jasper and 17 km from the Columbia Icefields Centre. The hostel site is close to the junction of Beauty Creek and the Sunwapta River.

General Description: The Beauty Creek hostel is a small, very rustic facility located on a slight slope, next to the river. The facility consists of three cabins, a common area, kitchen, manager's residence, and an outhouse. Although located very close to the highway, the hillside reduces the noise.

Duration of License of Occupation: 9 years

Expiration date of License of Occupation: 2005

Season of operation: year round

Total number of beds: 24

Ancillary services: none

Sewage system: an outhouse with a closed tank that is pumped and trucked to Jasper

Potable water: surface - taken from a nearby spring

Energy source: propane

SUMMARY

Additional guest capacity: 0

Future total guest capacity: 24

POTENTIAL FUTURE DEVELOPMENT

- None

CONDITIONS OF DEVELOPMENT

- None

HILDA CREEK HOSTEL

Location: Hilda Creek Hostel is the most northerly hostel in Banff National Park. The hostel is situated slightly off Highway 93, just south of the park boundary. The facility is 120 km north of Lake Louise and adjacent to Hilda Creek.

General Description: Hilda Creek Hostel is a rustic facility that is popular with backcountry skiers and mountaineers as well as providing roadside assistance and shelter for people travelling along the parkway. There are six buildings on the site, including a manager's cabin, a kitchen and dining room, two dorms, a sauna and a washroom building.

Duration of License of Occupation: 10 years

Expiration date of License of Occupation: 2008

Season of operation: year round (closed during some periods from mid-October to mid-March)

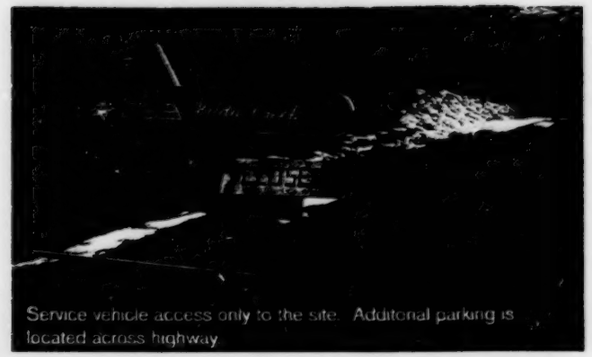
Total number of beds: 21

Ancillary services: shower and sauna

Sewage system: outhouse

Potable water: surface – drawn manually from Hilda Creek

Energy source: propane and wood


Service vehicle access only to the site. Additional parking is located across highway

A sauna on site

EXISTING CONDITIONS AND KEY ISSUES

1. The hostel is located in the upper subalpine ecoregion, at 2100 m above sea level, and very close to tree line. The high elevation increases concerns relating to environmental sensitivity.
2. The location of the hostel provides an access point to the backcountry in both the summer and winter.
3. Wildlife is known to frequent the area which increases the likelihood of habituation and human/wildlife conflict.
4. The architecture of the cabins and other buildings, including the outhouse and shower shed, is inconsistent. The elevation and climate make it difficult to maintain the cabins and, as a result, they are in need of repair.
5. Although guests are required to park across the highway in a designated lot, there is limited service vehicle access to the site. The lack of definition of where vehicles are permitted for service reasons damages vegetation and causes erosion.
6. Buildings and services are not adequately screened.
7. There are concerns relating to sewage disposal and the proximity to Hilda Creek.
8. The site is visible from the highway with long duration axial views form both directions.

GUIDELINES

1. No increase in overnight capacity at the facility.
2. Due to high visual impact, there is to be no expansion of parking on the license of occupation. Continue to utilize the existing parking area on the east side of the highway. Parks Canada and transportation authorities to reduce speed limit in hostel zone.
3. Restrict vehicle access to the site to service vehicles only.
4. Reclaim damaged areas through revegetation with native plant species.
5. Treatment of potable water should be by filtration, UV or boiling – not chlorination.
6. Improve the definition of the pedestrian pathways to reduce erosion and vegetation trampling.

Architectural styles and materials vary throughout the development

The site is used both in the winter and summer

SUMMARY

Additional guest capacity: 0

Future total guest capacity: 21

POTENTIAL FUTURE DEVELOPMENT

- None

CONDITIONS OF DEVELOPMENT

- None

Vehicle access is not clearly defined and the inefficiency has resulted in reduced vegetation

Several buildings on the site require maintenance

The facility provides access to rock climbing areas

The log sauna building is appropriate

RAMPART CREEK HOSTEL

Location: Rampart Creek Hostel is located on Highway 93, 11 km north of Saskatchewan River Crossing and adjacent to Rampart Creek.

General Description: Rampart Creek Hostel is one of the chain hostels that are popular with cyclists and motorists travelling the Icefields Parkway. The area is also known for rock and ice climbing. The hostel site has an open, gravelled yard with a fire pit in the centre. The yard is surrounded by five buildings, including two dorm rooms, a kitchen and common area, a sauna, an outhouse building and the manager's residence.

Duration of License of Occupation: 10 years

Expiration date of License of Occupation: 2008

Season of Operation: year round (closed some weekdays in winter)

Total number of beds: 30

Ancillary services: sauna

Sewage system: outhouses

Potable water: surface

Energy: propane and solar panels

EXISTING CONDITIONS AND KEY ISSUES

1. The site is open as a result of the siting of buildings and the general lack of vegetation between buildings.
2. The cabins and the manager's residence require maintenance.
3. The log sauna structure is very appropriate and adds an interesting service to the site.
4. Parking is restricted to a small lot beside the highway. However, vehicle access for services and deliveries have negatively impacted the visual quality of the site as well as damaging vegetation and causing erosion.
5. The outhouses are located at the entrance of the site and are unattractive.

GUIDELINES

1. A landscape plan for the area must include consolidation and redesign of the existing parking area and greater restrictions on vehicle access to the site. The central common area in front of the cabins must be reclaimed and revegetated and pedestrian and bicycle movement should also be restricted and well defined in order to minimize erosion.
2. Increase in overnight capacity to 40 people. Only one new accommodation building should be needed for this expansion.
3. Appropriate handling of waste water and sewage.
4. The outhouses and other services require screening.

SUMMARY

Additional guest capacity: 10

Future total guest capacity: 40

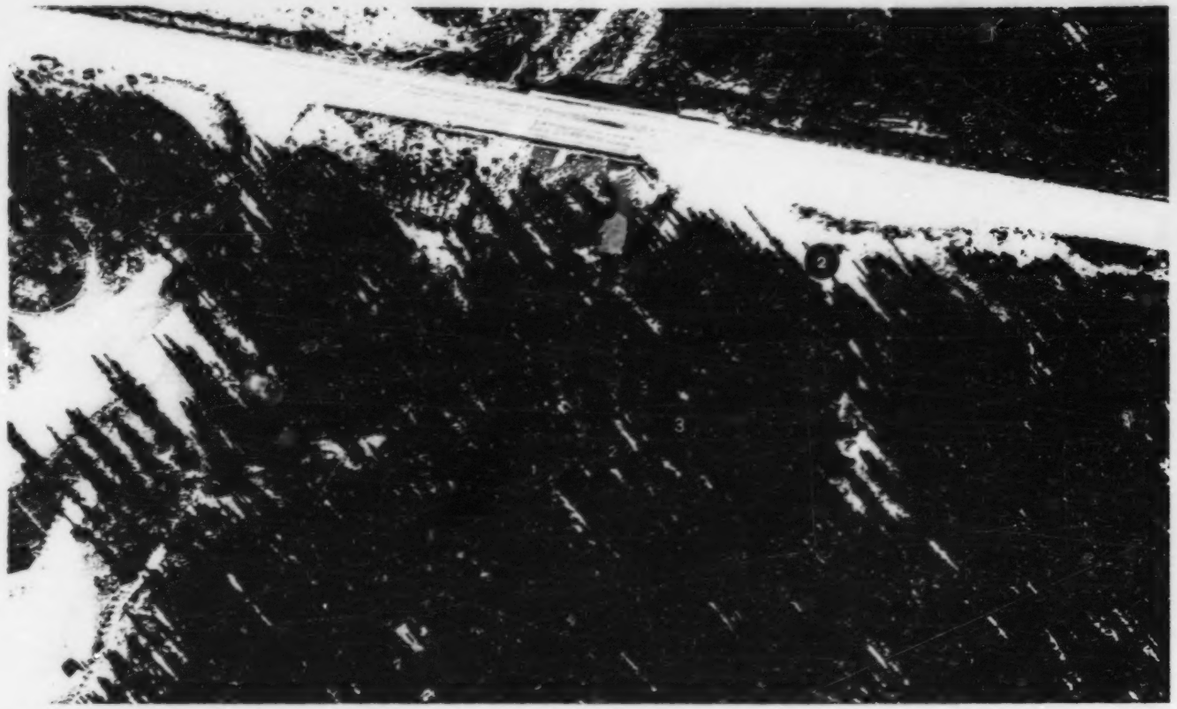
POTENTIAL FUTURE DEVELOPMENT

- Increase visitor capacity to 40 beds, for an increase of 10.

CONDITIONS OF DEVELOPMENT

- Provision and implementation of a landscape plan.

MOSQUITO CREEK HOSTEL



Location: Mosquito Creek Hostel is located on Highway 93, 27 km north of Lake Louise and adjacent to Mosquito Creek. The facility is set back 100 m from the highway.

General Description: Mosquito Creek Hostel is a rustic facility that consists of seven structures, including cabins, common areas, a sauna, outhouses and a manager's residence. All the structures are within 15 m of the creek and situated directly across the creek from a campground. Although there is no public vehicle access to the hostel building itself, there is a gravel lane way adjacent to the facility that is used to access a gravel pit.

Duration of License of Occupation: 10 years

Expiration date of License of Occupation: 2008

Season of operation: year round

Total number of beds: 38

Ancillary services: sauna

Sewage system: outhouses

Potable water: well and surface

Energy source: propane and limited use of solar panels

EXISTING CONDITIONS AND KEY ISSUES

1. All the cabins face the creek, which enhances visitor experience and increases privacy for overnight accommodation. The cabins are also well screened from the campsite across the creek.

2. Parking is consolidated at the edge of the highway which has successfully minimized damage to vegetation and erosion. The elimination of cars greatly improves the visual quality of the site.

3. Pedestrian movement is not well defined and has caused erosion in some areas.

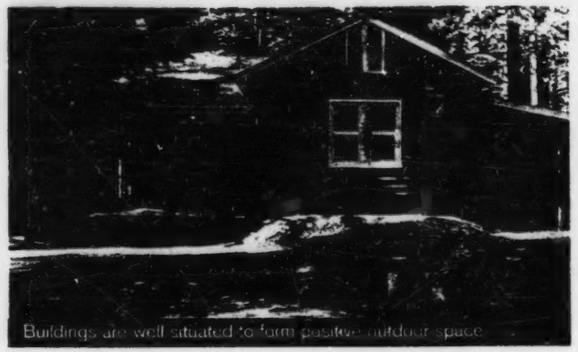
4 The utilities are highly visible.

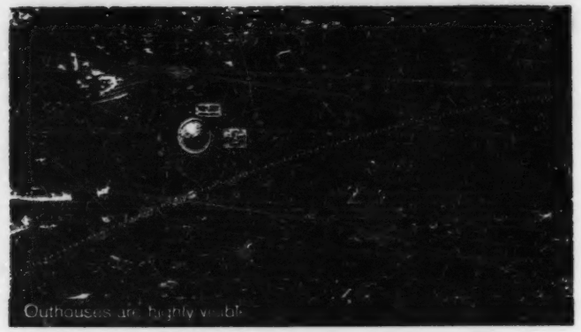
GUIDELINES

1. Increase visitor capacity to 40 people.

2. Increase definition of pathways and management of pedestrian movement on the site.

3. Revegetate and reclaim damaged areas.


Buildings are well situated to form positive outdoor space


Outhouses are highly visible

Utility structures are not screened

Pedestrian pathways are not clearly defined

SUMMARY

Additional guest capacity: 2

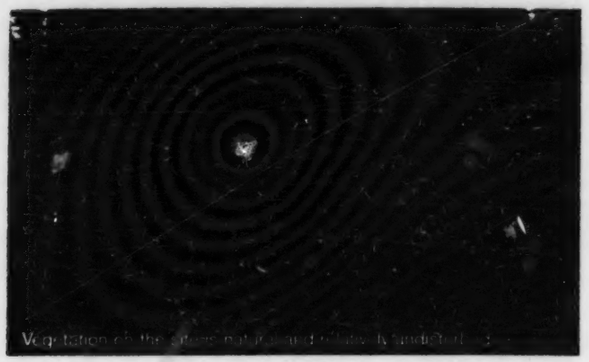
Future total guest capacity: 40

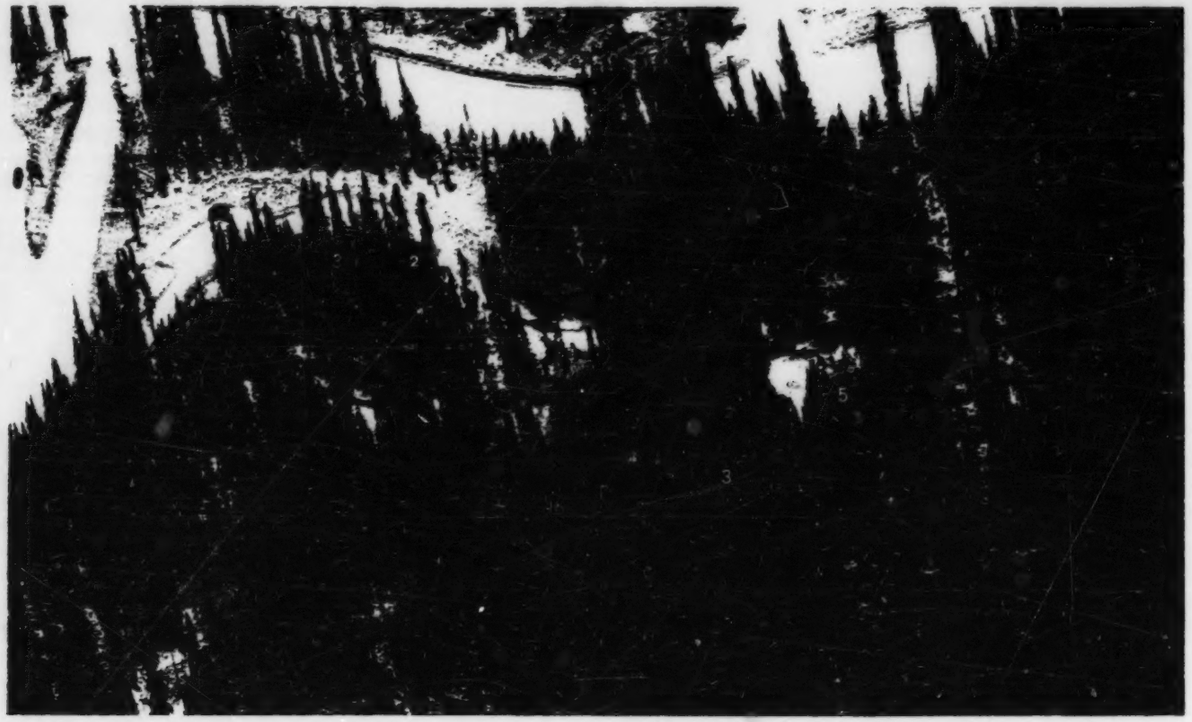
POTENTIAL FUTURE DEVELOPMENT

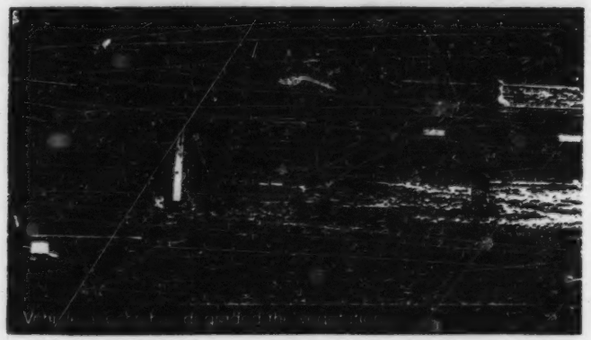
- Increase the capacity to 40 beds.

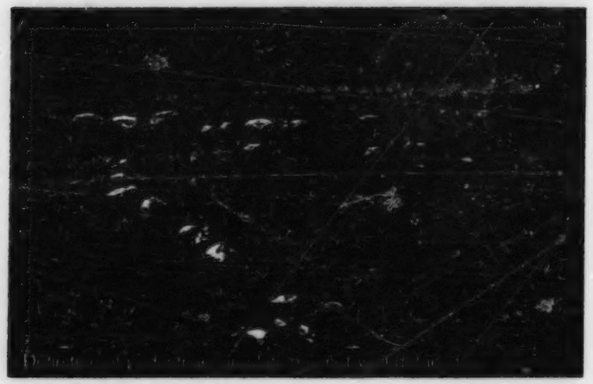
CONDITIONS OF DEVELOPMENT

- Provision and implementation of a landscape plan.









EXISTING CONDITIONS AND KEY ISSUES

1. The Castle Mountain junction is part of the Sitsika Native land claim.
2. The public parking area adjacent to the hostel is open and creates an unattractive sense of entry. The public parking lot makes it difficult to provide hostel guests with privacy and security.
3. The site is naturally vegetated and most trees have been retained.
4. The Bow Valley is a known wildlife movement corridor. There are concerns that wildlife movement and habitat connectivity is being affected due to multiple facilities in the Castle Mountain Junction.
5. The buildings are appropriate in scale and character and have been well maintained.

GUIDELINES

1. Increase overnight capacity to 40 people.
2. Clarify pedestrian pathways and restrict movement in areas where erosion is apparent.
3. Prohibit vehicles from the site and consolidate parking in one section of the public lot in front of the hostel area.

CASTLE MOUNTAIN HOSTEL

Location: Castle Mountain Hostel is located at the junction of Highway 93 and the Bow Valley Parkway (#1A), 32 km west of Banff. The hostel is situated adjacent to the CP Rail mainline, across highway 93 from Castle Mountain Village and north of the campground on the 1A.

General Description: The hostel at Castle Mountain junction consists of an access road from the circular rest area, a main accommodation building, a manager's residence, an outhouse and a wood shed. There is a small parking area in front of the hostel and the majority of parking occurs on site.

Duration of License of Occupation: 10 years

Expiration date of License of Occupation: 2008

Season of Operation: year round

Total number of beds: 36

Ancillary services: hot and cold running water, showers, laundry facilities, volleyball court, resource library and public telephone

Sewage system: septic field

Potable water: well

Energy source: Trans Alta and propane heat

SUMMARY

Additional guest capacity: 4

Future total guest capacity: 40

POTENTIAL FUTURE DEVELOPMENT

- Increase capacity to 40 beds.

CONDITIONS OF DEVELOPMENT

- Provision and implementation of landscape plan.

WHISKEY JACK HOSTEL

Location: Whiskey Jack Hostel is located at the end of the Yoho Valley road, 13 km from the intersection of the Trans Canada Highway and adjacent to the Takakkaw Falls parking lots and day use area.

General Description: The hostel development consists of one building that contains the manager's quarters, three dorm rooms, a kitchen and dining area, and a deck. The structure is situated in the subalpine environment, adjacent to the base of an avalanche path at the base of a steep hill. The Yoho valley is a popular area for hiking and camping and is the trailhead for several popular hikes. The parking area that is reserved for hostel guests is directly in front of the facility. However, the lot is also used by people accessing the trailhead.

Duration of License of Occupation: 10 years

Expiration date of License of Occupation: 2008

Season of Operation: summer only

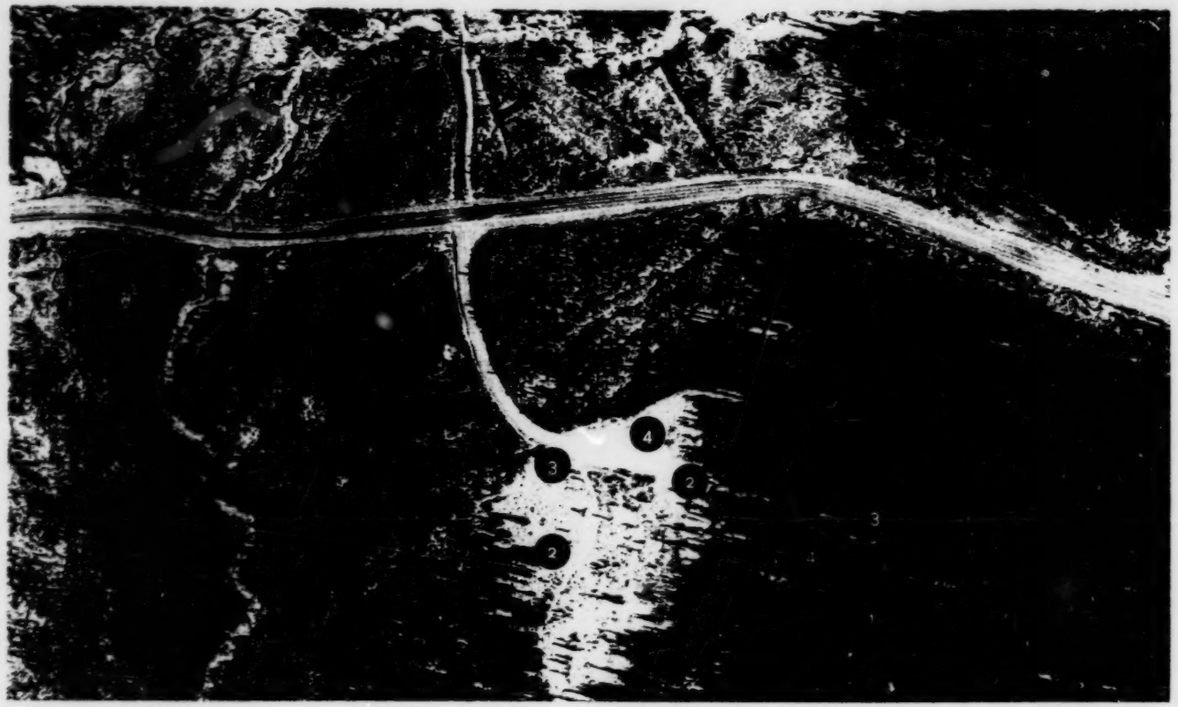
Total number of beds: 27

Ancillary services: hot and cold running water, indoor washrooms and showers

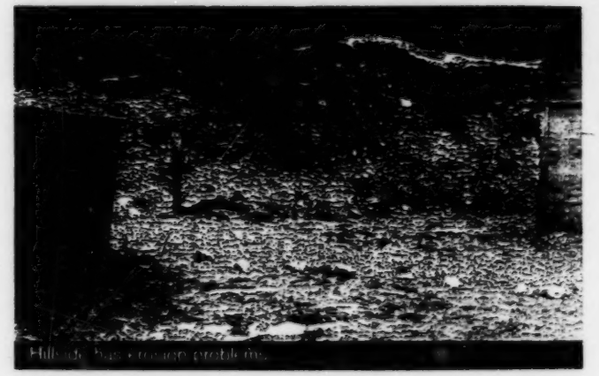
Sewage system: septic field

Potable water: surface – adjacent creek

Energy source: propane



The site is an important trailhead



EXISTING CONDITIONS AND KEY ISSUES

1. The main structure is built into a steep hill. The gravel bank at the back of the building is severely eroded.
2. The hostel is in an excellent location for providing overnight accommodation at a popular site for travellers who do not wish to camp.
3. The building colour and form is appropriate.
4. The parking areas on site and adjacent to the building are ill defined and inefficient. Vehicle access to the site has caused damage to sensitive vegetation. As a result of limited signage, it is unclear if vehicles are restricted to the paved lot or if they are permitted on site. This ambiguity is problematic when the lot is crowded.

GUIDELINES

1. Increase overnight capacity to 40 people through an addition to the existing building or a replacement building. Construction of an independent building is not necessary.
2. Consolidate parking in the lot provided and redesign the area to accommodate more cars.
3. Improve signage and coordinate enforcement practices with Parks Canada to better inform visitors that the parking lot is for hostel guests only. This distinction will help to separate day visitors and overnight guests using the hostel
4. Increased efforts to address erosion on the site through the use of retaining walls at the back of the building.

SUMMARY

Additional guest capacity: 13

Future total guest capacity: 40

POTENTIAL FUTURE DEVELOPMENT

- Increase capacity to 40 beds.

CONDITIONS OF DEVELOPMENT

- Provision and implementation of a landscape plan.

IMPLEMENTATION AND MANAGEMENT

The objectives of the design guidelines is to ensure that the operation and development of outlying facilities results in a thoughtful ecologically appropriate built environment that provides visitors with an experience that is unique to the special National Park setting. In addition to physical development guidelines, other efforts are required including the identification of appropriate uses, development of heritage tourism strategies, an effective development review process, on-going monitoring of impacts, and the implementation of an effective Environmental Management Systems.

7.1 Appropriate Use

Activities and uses in the Park are changing and evolving while at the same time continuing to grow at a rapid rate. In light of the need to limit use of the park due to ecological constraints, it is necessary to define which uses are more appropriate than others. Appropriate uses in the National Parks are those which, by their very nature, are dependent on the unique characteristics of the Parks and which are respectful and non-consumptive of their natural and cultural heritage. In other words, they are uses that allow for the appreciation and enjoyment of the area while leaving it unimpaired for future generations.

7.1.1 Visitor Activities

- All permitted visitor activities at OCAs and hostels will be related to the educational and recreational interests of the guests.
- The appropriateness of the proposed activities will be judged using the criteria provided in the Banff National Park Management Plan (1997). Proposals will also be judged on their ability to provide a high quality national park experience. To this effect, the upper level of industry standards in terms of quality will be respected.
- A list of appropriate uses shall be periodically updated by Parks Canada and included in the individual park management plans. Decisions on the appropriateness of activities not identified in the management plan shall be at the discretion of Parks Canada.
- Visitor activities that are provided at OCAs and outlying hostels as part of their guest services must be appropriate in scale and intensity for the facility and its setting.
- The type and intensity of the activity proposed by OCA and hostel operators outside their facility will conform to the park zoning system.

7.1.2 Ancillary Services

- The main function of an OCA and hostel is to provide overnight accommodation. The type and level of ancillary services they can provide will depend on the individual locations, the scale of the existing development and the proximity of the facility to the town sites.
- More remote accommodation will be permitted to provide a larger spectrum of ancillary services, such as restaurants, fuel sales, equipment rentals, interpretive centres, gift shops and small grocery stores in order to be relatively self-sufficient. Facilities that are located just outside of the town communities of Banff, Jasper and Radium Hot Springs, where a variety of services already exist, are not considered to require additional commercial and recreational ancillary services. They will be restricted to providing accommodation and educative services except where other services already exist.
- There will be no new service stations permitted at OCAs and no expansion will be permitted to existing gas stations.
- The rental of motorized boats is discouraged.
- Laundry facilities will not be allowed at outlying hostels.
- There will be no additional swimming pools permitted at OCAs and operators will be encouraged to reduce or eliminate chlorine required for hot tubs and swimming pools by adopting appropriate technology.

7.1.3 Heritage Tourism

- Structures and landscapes that are recognized as having significant historic value will be protected whether they are officially designated or not. Any redevelopment or expansion proposal at the facility will be required to demonstrate that efforts are being made to preserve the cultural features of the site.
- Working cooperatively with Parks Canada, each OCA and hostel operator shall develop a comprehensive heritage tourism strategy which incorporates maintenance of the ecological and commemorative integrity of the built and natural environment of the facility and its National Park context. The strategy shall be submitted in writing to Parks Canada prior to issuance of any new development permits.
- Operators are encouraged to collectively promote heritage tourism and cultural understanding by identifying important cultural and historic features on the site and surrounding area and presenting this information to the public through the use of interpretive displays and by properly training their staff to answer questions on the subject.

7.1.4 Season of Operation

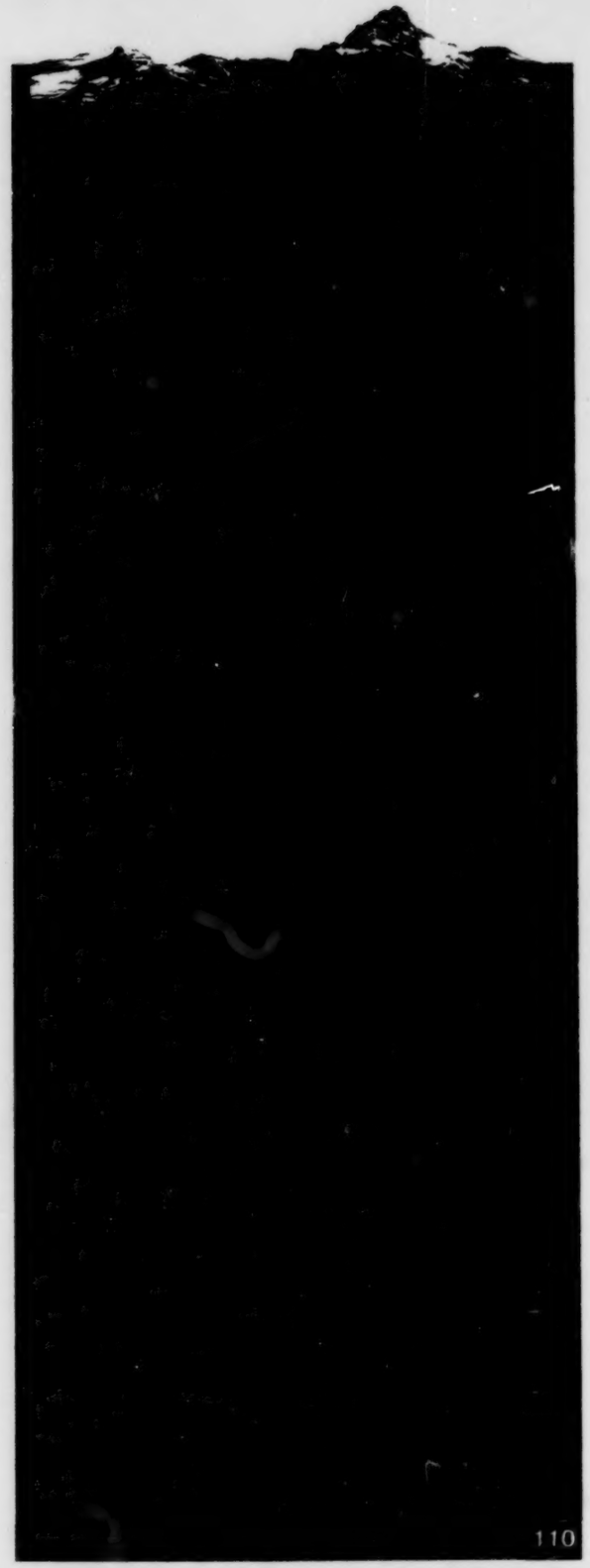
Wildlife biologists suggest that the shoulder seasons; spring and fall, are when there is the greatest potential for wildlife disturbance and when most human/wildlife conflicts occur. Many concerns regarding appropriate use differ depending on the season in which they take place.

- Year round operation will be permitted at OCAs when it is determined that operation and maintenance of the facility does not jeopardize the ecological integrity of the area. A change in season of operation at an OCA will be subject to review under CEAA.
- In all cases, restrictions on operating seasons may be established by Parks Canada in order to minimize wildlife disturbance in areas known to be important habitat.
- Existing year round operations that are located in sensitive areas ARE encouraged to introduce mitigation measures to reduce the problems. All such mitigation shall be in consultation with Parks Canada.

7.2 Staff Accommodation Requirements

Parks Canada, in consultation with the OCA operators, shall establish standards for staff accommodation and append those standards to the Park Management Plans. In the interim, the following guidelines are recommended:

- The operator should provide adequate housing for all his/her full time employees.
- The size, quality and amount of staff accommodation provided on-site will depend on the scale of the development, the season of operation, and the proximity to other opportunities for accommodation and recreation, such as town sites inside or outside the park.
- At a minimum, the operator is expected to supply bedrooms, washrooms, storage and common room space at a minimum size of 20 m^2 per person and a maximum of 4 staff members to a room.
- The operator will determine the percentage of space dedicated for sleeping quarters, which may vary between junior and senior staff in the form of dormitories, shared apartment style units or individual cabins. The percentage of space allocated for common areas may or may not include a kitchen and will be left to the discretion of the operator.
- Other educational and recreational services provided for staff will be assessed for their appropriateness based on the same criteria used for visitor activities.



7.3 The Development Review Process

In response to the direction provided in the 1997 Banff National Park Management Plan, Parks Canada has designed a new development review process that is currently being applied outside of the Town of Banff in the Banff, Kootenay and Yoho National Parks. This process is modeled on the municipal development review process and includes two stages: a development permit review and a building permit review. It provides opportunities for public involvement in both of these stages and explicitly incorporates the requirements of the Canadian Environmental Assessment Act. It is expected that Jasper and Waterton National Parks will soon adopt this or a similar extended development review process. Observers have noted that the process should be strengthened in the following three areas.

1) greater emphasis on cumulative effects assessment including the requirement to submit a comprehensive master plan at the time of development proposal,

2) public involvement at the policy/guideline conformance review stage, and

3) mandatory professional design review of all development.

Parks Canada is currently reviewing and finalizing the development review process which will include the modification noted above. Proposals for the redevelopment of OCAs and hostels will be evaluated through this process. Proponents are referred to the latest version of the document for details.

7.3.1 Cumulative Effects Assessment

Greater emphasis needs to be placed on the cumulative effects assessment of development proposals. This should occur within a nested hierarchy of scales ranging from the development project at the leasehold scale to the broader region landscape. This multi-scale assessment is required in order to preserve critical environmental processes and relationships that operate at different scales.

Cumulative effects assessment within the leasehold scale is clearly the responsibility of the proponent. The assessment of a proposal under CEAA requires that development proposals be evaluated in the context of all existing and anticipated projects. Therefore, proposals must be described in the detail specified in the development review process and include a comprehensive master plan for the site. As both the level of development that will be considered and an illustrative plan of the layout has been specified in this document, the preparation of the master plan for most sites should be relatively straightforward.

Broader scale environmental assessment is more complex. Parks Canada is in a far better position than OCA operators to conduct both cumulative effects assessment and monitoring at scales beyond that of the leasehold. Parks Canada should therefore assume these responsibilities. While it is unreasonable to expect individual operators to comprehensively assess all regional activities, they should, nevertheless, contribute their fair share of the cost.

The panel has reviewed the current state of both cumulative effects assessment procedures and the institutional capacity to carry them out. Recognizing that truly comprehensive regional assessment is many years away, the panel has adopted a precautionary approach to the growth it has suggested. In the short to mid term, the levels of growth that have been identified in the guidelines could proceed subject to the environmental impact assessment that is currently feasible. In the long term, a cumulative effects assessment procedure must be put in place. The development of these procedures should be initiated immediately but should not delay the development identified in the guidelines.

7.3.2 Public Involvement

The development review process currently used in Banff, Yoho and Kootenay National Parks does not provide for formal public consultation during the conformance review stage when a decision is made as to whether or not the proposal conforms with the National Parks Act and its associated policies, regulations and guidelines. While it is true that the CEAA process provides for extensive public consultation, this consultation is primarily related to the environmental impacts of the proposal and whether or not they can be mitigated. Even if a project can be carried out with no net negative environmental impact, it does not necessarily imply that the project is appropriate in the National Parks. The direction given in the 1997 Banff National Park Management Plan clearly requires public involvement in both steps of all major development reviews. This is particularly true for projects that are subject to CEAA review at a level higher than an environmental screening. Review of redevelopment proposals of OCAs and hostels will include a meaningful public consultation at the conformance review stage.

7.3.3 Professional Design Review

OCAs and hostels tend to be located in areas of outstanding aesthetic and cultural value. Accordingly, great care must be taken to ensure the finest possible design of any changes to the built environment (including landscape modifications). Therefore, the approval process for development at OCAs will include a formal professional design review which would be mandatory for any proposal involving development or redevelopment of more than 25 m^2 of floor area or major landscape changes including roads, parking reclamation etc. Currently, design review by professionals does not always occur and needs to be a formal requirement. The review will help ensure designs meet the requirements in this document and that the guidelines have been skillfully interpreted. By augmenting these guidelines, the critique will decrease the chance of inappropriate development occurring. The recommendations of the design professionals shall be forwarded to the Superintendent to aid in his or her final determination. Decisions should be fully justified, giving guidance to the proponent in case he/she wants to submit a revised version of a previously rejected proposal.

The review needs to occur early in the process to ensure that the proponent receives design input before incurring significant costs. The design review will be in the form of a small external panel or contracted team of professional landscape architects and architects. Alternatively, the review could be handled internally by Parks Canada designers in the regional office. If the latter option is chosen, it is essential that the resources required to do a proper job are made available. The review team must consist of very senior designers with professional accreditation.

7.4 Monitoring Requirements and Adaptive Management

The broad mandate of Parks Canada is to protect and celebrate the ecological and cultural integrity of the parks and to offer conditions suitable for quality visitor experiences. Projects are approved on the basis of assessments of the likely impacts on valued environmental, historical and social resources. However, these assessments may be wrong and regular monitoring of both the construction process and the operation of the facility is needed to ensure that the natural and cultural heritage integrity of the parks is maintained.

All of the OCA or hostel operators are responsible for developing management strategies that are adaptive to new information and changing values. Where monitoring identifies problems, these adaptive strategies must ensure the rapid evaluation and modification of procedures to resolve the problem. Should the impacts of either construction or operation prove unacceptable, management must be adaptive and change to adequately protect the resource.

7.4.1 Monitoring System Design

The ecosystem components and aesthetic/cultural qualities of the site that are worthy of preservation shall be identified in the terms of reference of the environmental assessment of the development project.

On the basis of this list of valued components, Parks Canada will establish a set of measurable variables to be monitored over time, the levels of acceptable change, as well as the methods and frequency of monitoring. Because of the great diversity of OCAs and hostels, the list of monitoring variables will differ greatly from facility to facility. The set of variables will also vary between the developmental phase of a project and its operational phase.

Parks Canada will establish the list of appropriate variables according to the specific characteristics of the site to be redeveloped, the nature and extent of the redevelopment project, and evolving scientific knowledge and technologies. Parks Canada will provide explanations for the choice of variables and a list of acceptable methods for assessment. Parks Canada will favour variables that can be efficiently, reliably and inexpensively measured. Monitoring must be frequent and extensive enough to identify problems at a very early stage.

The following will be identified for each variable:

- the current status (e.g. current human/wildlife conflicts, current sewage effluent rating etc.),
- potential impact of the redevelopment,
- the desired state (e.g. goal for human/wildlife conflict reduction, Parks Canada water quality standards), and
- the monitoring method.

At a minimum, the variables to be considered for assessment and monitoring on the leasehold will include the following ecological, cultural and social components. A relevant subset will be identified for each facility.

7.4.2 Ecological Components

- Air quality
- Chemical (variable: level of contaminant emissions e.g. generator fumes etc.)
- Visual (variable: haziness e.g. smoke)
- Hydrology & watershed
- Stream flow (variables: quantity, timing) only if surface water withdrawn
- Water quality (variables: contaminant load incl. sedimentation)
- Terrain
- Natural terrain (variable: percent of disturbed terrain)
- Soils (variables: compaction, fertility, erosion)
- Vegetation
- Natural vegetative cover (variables: percent of lease undisturbed, species composition, age class, regeneration and deviation from comparable unimpacted areas)
- Rare or sensitive communities (variables: extent, viability)
- Wetlands (variables: conditions, water levels due to changes in drainage etc.)
- Species richness (variables: number of vascular species, relative abundance of species)

- Threatened or endangered species (variables: presence, viability)
- Exotic species (variables: presence, abundance, potential for invasion)
- Fauna
- Species richness (variables: number of bird species, relative abundance of species)
- Aquatic populations (variable: indices of biological integrity) - only if effluent discharged into surface waters)
- Rare, endangered or sensitive species (variables: presence, viability)
- Exotic species (variables: presence, abundance, potential for invasion)
- Wildlife habitat (variables: cover; effectiveness, connectivity/ fragmentation, presence of or access to movement corridors, presence of stepping stone patches across altered areas)
- Wildlife habituation and human conflict (variables: number of aggressive/problem encounters by species)

7.4.3 Historical and Cultural Components

The condition of the following historical and cultural components will be considered:

- Paleontological sites
- Archaeological sites
- Recognized historic sites and structures
- Other historic sites and structures

Monitoring will evaluate the on-going protection and presentation of identified historical and cultural resources within the leasehold.

7.4.4 Aesthetic and Design Components

The spectacular scenic quality of Canadian national parks is highly valued by visitors. The on-going protection of visual resources needs to be addressed. Specifically, the following will be monitored where relevant:

- protection afforded scenic landscape elements such as recognized landmarks, locally pleasing elements and important views both to and from key points or travel routes; and

- on-going adherence to the general and specific design guidelines of these guidelines.

7.4.5 Socio-Economic Components

The on-going socio-economic impacts of development including the demand for social services, the need for new infrastructure, and demands for public services such as transportation, electricity, potable water, sewage treatment, and waste disposal should be monitored. In addition, the type and intensity of human use including guest capacity during the peak periods of July and August should be recorded. Operators must keep guest capacity records that are available for audit upon demand by Parks Canada.

7.5 Compliance and Enforcement

There will be a graduated schedule of regulatory responses to encourage compliance with the full range of regulations and standards governing both the development and operation of OCAs and hostels. The severity of the penalties imposed for non-compliance will reflect the magnitude of the offence.

Where a development proposal will trigger the imposition of new standards on the existing elements of the operation and these new standards require substantial capital investment by the operator, Parks Canada will set a reasonable timetable for compliance. However, where serious questions of ecological integrity are involved, the upgrades will be required to be in place before other aspects of the project proceed.

Parks Canada will define and implement a regular monitoring program for each approved development project that is frequent and extensive enough to identify any potential problems at an early stage. A reasonable time schedule for resolution of the detected problems will be established immediately by Parks Canada. Failure by the operator to meet this corrective time schedule will result in a stop work order.

Once a development is completed, regular monitoring of operational performance by Parks Canada will continue to ensure that the OCA or hostel continues to meet the standards referred to in these Guidelines.

7.6 Performance Bonds

Financial incentives will be used to ensure compliance and environmental stewardship during a redevelopment. A performance bond is required prior to the commencement of any redevelopment to ensure the satisfactory completion of the conditions upon which the development was approved. The value of the bond will be based on the estimated cost of the non-revenue aspects of the redevelopment that require rehabilitation or mitigation, such as landscape improvements or sewage treatment facilities.

7.7 Lease Agreements and Licenses of Occupation

National parks are the creation and property of the people of Canada and serve national goals for the benefit of all Canadians. Leases and licenses of occupation are the contractual agreements between the operators and the Crown that govern the private use of these public lands. They describe the physical limits of the land held and the activities, administrative structure, and fee schedules applicable to the agreements. While the licenses of occupation relating to the outlying hostels have been standardized, leases have evolved over time in terms of both conditions and format rendering them a patchwork wherein it is often hard to compare one lease to another.

The guidelines require that:

- Any application for significant development by an OCA operator should initiate negotiations to bring the relevant lease documents into conformance with current Parks Canada lease policies.

- No development project or lease renewal should proceed in the absence of a current real property report.

- New licenses of occupation to allow off-lease development should only be considered for sewage treatment facilities or water supply facilities and only where there is a clear net benefit to the park.

- When the Hostelling Associations successfully apply for major capital improvements, their license of occupation for the site will include a 10-year renewal option.

7.8 Non-Conforming Use

- Any existing OCA development that does not substantively comply with the OCA development guidelines will be considered to be a non-conforming use.

- When such a development is significantly damaged or requiring redevelopment of more than 50% of the facility, or a redevelopment proposal to upgrade the site involving more than 50% of the facility is submitted, all construction must be in compliance with the guidelines.

7.9 Environmental Management System (EMS)

Each OCA and hostel should implement a formal Environmental Management System (EMS). Such systems introduce more efficient and environmentally sensitive maintenance and operation methods and have an associated benefit of raising awareness of environmental issues. An EMS not only helps to minimize waste and pollution but also to integrate operational activities, analyze present practices, and put forward suggestions for improvement that often go far beyond those required by law.

An EMS includes planning, internal policy development, management review, corrective actions, and monitoring. The system also may include an environmental audit and performance evaluation to promote management decisions that reduce environmental impacts. Implementing major programs such as energy conservation, utilization of appropriate materials, waste water management, recycling and appropriate waste management, water quality control, safe storage and transport of hazardous material, conservation of water, soil and wildlife, and protection of historical and cultural resources are important steps towards the better protection of the environment. Additional benefits will be realized from the educational and public awareness aspects of the program.

The introduction of EMS into the general management of OCAs and hostels helps to provide an efficient balance between business needs and environmental protection. The design of an EMS by the operator will include five major components:

1) The formulation of an EMS policy which sets environmental targets or goals. This should be available to the public and communicated to all employees.

2) The design of an EMS plan which defines the actions, responsibility, timeframes and means by which objectives and targets will be achieved.

3) The implementation of the EMS plan where operational activities and roles are defined, documented and communicated. Essential resources are identified (human, technological, financial) including training requirements.

4) Monitoring and corrective action of the operations that have an impact on the environment. Eliminating causes of actual and potential environmental impacts and establishing procedures for mitigating impacts. Implementing or modifying controls for avoiding repetitions.

5) Regular review and updating of the EMS plan.

In designing an EMS plan, there are two aspects, namely prevention and control or mitigation, which must be incorporated. Each of these aspects can have significant implications for the efficient design of any OCA or hostel development. Therefore, operators should review their EMS requirements during the early phases of project design.

Parks Canada and all operators should work together to facilitate the initial distribution of EMS information and planning methods. However, the implementation and on-going operation of the EMS is the responsibility of the operators. Once an EMS is prepared it should be submitted to Parks Canada and the techniques shared with other operators through a technical solutions database.

7.10 A Technical Solutions Database

Together with industry, Parks Canada will develop a database as a reference tool for OCA and hostel operators as well as other operators in the parks to encourage them to access the latest information on available environmental technology and infra-structural requirements. This database will include an inventory of the types of building materials, infra-structural components and other technology that meet the standards and requirements outlined in the guidelines. Having access to such a database will allow a proponent to avoid wasting time and money researching technical solutions to common problems that have already been solved by other operators. All operators making use of the database will be expected to contribute any applicable information that they have acquired through their direct experience.

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Recommended Plant Species List

Trees		Palatability (* = known bear food)
Abies lasiocarpa	Subalpine Fir	H (winter)
Betula occidentalis	Water Birch	L-M
Picea engelmannii/glauca	White Spruce	L
Pinus contorta	Lodgepole Pine	L-M (winter)
Pinus flexilis	Limber Pine	L
Populus balsamifera	Balsam Poplar	M-H
Populus tremuloides	Aspen Poplar	M-H (late fall -> spring)

Shrubs		
Alnus crispa	Sitka Alder	L-M
Amelanchier alnifolia	Saskatoon	M-H***
Arctostaphylos uva-ursi	Bearberry	****
Betula glandulosa	Dwarf Birch	M (winter)
Cornus stolonifera	Red-osier Dogwood	M-H
Elaeagnus commutata	Silverberry	L
Empetrum nigrum	Crowberry	L****
Juniperus communis	Common Juniper	L
Juniper horizontalis	Creeping Juniper	L
Ledum groenlandicum	Labrador Tea	L
Lonicera involucrata	Bracted Honeysuckle	L-M*
Menziesia ferruginea	False Azalea	
Potentilla fruticosa	Shrubby Cinquefoil	L
Rhododendron albiflorum	White-flowered Rhododendron	
Ribes lacustre	Bristly Black Current	L
Ribes oxyacanthoides	Gooseberry	L-H***
Rosa acicularis	Prickly Rose	M-H**(summer& winter)
Rubus arcticus	Dwarf Raspberry	
Rubus idaeus	Red Raspberry	M*
Rubus pedatus	Raspberry M*	
Salix babbiana	Beaked Willow	H
Salix barclayii	Barclay's Willow	H
Salix commutata	Tea-leaved Willow	H
Salix drummondiana	Blueberry Willow	H
Salix glauca	Grey-leaved Willow	H
Salix scouleriana	Scouler's Willow	H
Shepherdia canadensis	Buffalo-berry	L****
Sorbus scopulina	Western Mountain Ash	
Spiraea betulifolia	Birch-leaved Spiraea	L
Symphoricarpos occidentalis	Buckbrush	L
Vaccinium caespitosum	Dwarf Bilberry	L**
Vaccinium membranaceum	Tall Bilberry	L***
Vaccinium myrtilloides	Low Bilberry	L***
Vaccinium scoparium	Grouseberry	L***
Viburnum edule	High Bush Cranberry	M

Graminoids		
Agropyron dasystachum	Northern Wheatgrass	M-H
Agropyron subsecundum	Awned Wheatgrass	M-H
Agropyron trachycaulum	Slender Wheatgrass	M-H (summer & winter)
Agropyron violaceum	Alpine Wheatgrass	M-H
Bromus ciliatus	Fringed Brome	H (summer)
Deschampsia caespitosa	Tufted Hairgrass	H***
Carex sp.	Sedge	L-H** (summer & winter)
Elymus glaucus	Smooth Wild Rye	L-M
Elymus innovatus	Hairy Wild Rye	L-M
Festuca saximontana	Alpine Fescue	H
Juncus sp.	Rush	L
Koeleria macrantha	Junegrass	H
Poa alpina	Alpine Bluegrass	H* (summer & winter)
Poa palustris	Fowl Bluegrass	H
Trisetum spicatum	Spike Trisetum	M-H

Forbs		
Achillea millefolium	Yarrow	L
Actaea rubra	Baneberry	*
Allium cernuum	Nodding Onion	M-H
Anaphalis margaritacea	Pearly Everlasting	U
Anemone multifida	Cut-leaved Anemone	U
Anemone parviflora	Anemone	U
Anennaria neglecta	Pussy-toes	U
Antennaria pulcherrima	Showy Pussy-toes	U
Antennaria racemosa	Pussy-toes	L
Aquilegia flavescens	Yellow Columbine	P
Aquilegia formosa	Sitka Columbine	P
Arnica cordifolia	Heart-leaved Arnica	P
Aster conspicuus	Showy Aster	M-H
Aster subspicatus	Leafy Aster	M-H
Aster ciliolatus	Lindley's Aster	M-H
Caltha leptosepala	Mountain Marigold	
Campanula rotundifolia	Harebell	
Castilleja miniata	Indian Paintbrush	P
Cornus canadensis	Bunchberry	L
Disporum trachycarpum	Fairy Bells	
Dryas drummondii	Yellow Mountain Avens	U
Epilobium angustifolium	Tall Fireweed	P**
Epilobium ciliatum	Purple-leaved Fireweed	P
Epilobium latifolium	Broad-leaved Fireweed	P
Equisetum arvense	Common Horsetail	U****
Equisetum variegatum	Northern Scouring Rush	U
Equisetum pratense	Meadow Horsetail	U
Erigeron glabellus	Smooth Fleabane	L
Erigeron lonchophyllus	Fleabane	L
Erigeron peregrinus	Subalpine Daisy	L
Fragaria virginiana	Strawberry	H**
Hedysarum alpinum	Alpine Sweet Vetch	M****
Hedysarum boreale	Boreal Sweet Vetch	M**
Hedysarum sulphurescens	Yellow Sweet Vetch	M****
Heracleum lanatum	Cow Parsnip	M-H****
Lathyrus ochroleucus	Yellow Pea Vine	M**
Leptarrhena pyrolifolia	Leather-leaved Saxifrage	U
Mitella nuda	Bishop's Cap	U
Mitella pentandra	Mitrewort	U
Moneses uniflora	Single-flowered Wintergreen	U
Orthilia secunda	One-sided Wintergreen	U
Parnassia palustris	Northern Grass-of-Parnassus	
Pedicularis bracteosa	Bracted Lousewort	U
Pedicularis groenlandica	Elephant Head	U
Penstemon confertus	Yellow Beard-tongue	
Penstemon procerus	Slender Blue Beard-tongue	
Petasites palmatus	Palmate-leaved Coltsfoot	
Pyrola asarifolia	Common Pink Wintergreen	U
Pyrola chlorantha	Greenish-flowered Wintergreen	U
Potentilla diversifolia	Diverse-leaved Cinquefoil	M-H
Saxifraga aizoides	Evergreen Saxifrage	U
Senecio pauperculus	Canadian Butterweed	M-H
Smilacina racemosa	False Solomon's Seal	P
Solidago multiradiata	Goldenrod	U
Stenanthium occidentale	Bronze Bells	
Streptopus amplexifolius	Twisted Stalk	P
Thalictrum occidentale	Western Meadow Rue	M
Trollius albiflorus	Globe-flower	
Valeriana sitchensis	Valerian	*
Zygadenus elegans	White Camas	

NOTE: Actual planting list for individual facilities to be approved by Parks Canada vegetation and fire behaviour specialists.

OCA REPORT
GLOSSARY OF TERMS AND DEFINITIONS

abut or abutting means immediately contiguous to or physically touching, and when used with respect to a lot or site, means that the lot or site physically touches another lot or site or development and shares a property line with it;

accessory building means a detached building which does not accommodate the principle use of a site and which is not attached above grade to a principle building;

adjacent means land that is contiguous to a lot or site and includes land that would be contiguous if not for a public roadway, stream, pipeline, public utility lot, powerline, railway, or similar feature but does not include a river;

alteration means a modification but does not include normal or routine maintenance or painting provided the colour scheme remains the same;

amenity area or building means a space provided for the active or passive recreation and enjoyment of the guests of an accommodation development, which may be for private or communal use and owned individually or in common;

ancillary means subordinate or assisting;

architectural motif means the dominant or unifying architectural theme unique to a park, identified through the assessment of existing built forms, their architectural and historical significance and their appropriateness;

awning means a retractable roof-like covering of canvas or similar fabric material that projects outwards from a building, being supported entirely from the exterior wall of a building;

backcountry refers to the areas of the park that are not accessible by private vehicle;

barrier free means that a building, facilities, and a path of travel can be approached, entered, and used by persons with physical or sensory disabilities, including those in a wheelchair;

biodiversity refers to the variety of life in an area;

browsing is the eating behaviour that consists of chewing off the leaves, stems of young shoots of plants;

build out means the point at which a facility, leasehold or lot is developed as fully as is permitted;

building means any thing constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway. It includes a structure and a sign;

building area means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre line of firewalls;

building height means the overall height of a building measured from grade to the highest point of the roof, excluding chimneys, weather vanes, etc.;

building permit means a document authorizing construction of development issued pursuant to these regulations and issued by Parks Canada;

bungalow means a one-storeyed building;

cabin means a building type that is generally small in size, single-storeyed and rustic, located in non-urban areas;

canopy means a fixed shelter which extends from the face of a building but which does not include normal architectural features such as lintels, sills, mouldings, architraves and pediments;

capacity means the maximum space available;

CEAA is the abbreviation for the Canadian Environmental Assessment Act;

clearance means the distance an object, such as a canopy, clears another object or the clear space between the ground or floor and a canopy, awning, or ceiling;

commemorative integrity describes the health or wholeness of a historic site. The resources that symbolize its importance must not be impaired or under threat and its significance must be effectively communicated to the public;

commercial accommodation means a lodge, inn, motel, hotel, or any other establishment that provides accommodation in exchange for money;

commercial accommodation unit means a room or suite of rooms containing at least one bed in accommodations normally rented on a short term basis for the accommodation of the public;

community refers to the extent of the Town of Banff, Field, Jasper, Waterton and Lake Louise;

convention facilities means permanent facilities or space permanently dedicated to meetings, seminars and conventions;

conversion means a change in use of land or a building or an act done in relation to land or a building that results, or is likely to result, in a change in the use of such land or building with or without major structural alterations;

cultural resource means a human place or object that has cultural or historic value because it provides evidence of human activity or has cultural significance;

cumulative impact means the total impact resulting from the successive additions of individual impacts;

day use facility means a facility or service that is only available during the day and does not provide overnight accommodation or services;

deck means an unenclosed roofless structure adjoining a building;

density means a measure of the intensity of development to the area of a site, the number of units on a site in units per hectare, or floor area ratio;

development means
a) signs;
b) an excavation or stockpile and the creation of either of them;
c) a building, or an addition to, or replacement, or major renovation or repair of a building and the construction or placing in, on, over or under land of any of them;
d) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or;
e) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building;
f) the cutting or removal of trees in whole or part, and;
g) repainting or refinishing buildings to a substantially different colour or finish;

duplex means a single building containing two dwelling units, one above the other, side by side, or front to back, each having a separate entrance at or near grade. It includes semi-detached housing;

eaveline means the line formed by the intersection of the wall and roof of a building;

ecological integrity is defined as a condition where the structure and function of an ecosystem are unimpaired by stresses induced by human activity and are likely to persist. (Guiding Principles and Operational Policies 1994 p.119);

encroachment survey also referred to as a Real Property Report, means a legal survey performed by a Dominion Land Surveyor to determine building locations, side yards, roof overhangs, surface improvements (i.e., decks, driveways), accessory buildings, and all legal survey evidence (i.e., iron posts);

environmental aspects is defined as an element of an organization's activities or services that can interact with the environment;

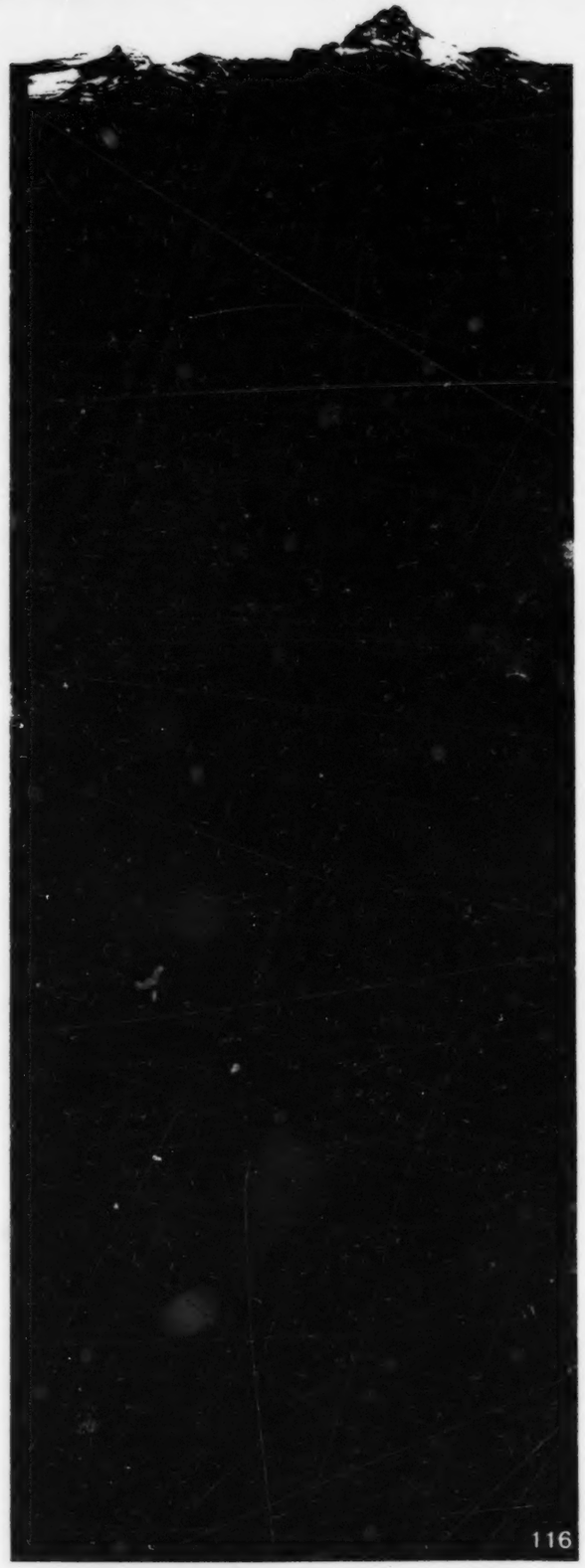
environmental impact is any change to the environment, whether adverse or beneficial, that is resultant wholly or partially of an organization's activity or service;

environmental objectives means the detailed goals, in terms of environmental performance, which a company sets itself;

environmental policy means the company's overall aims and principles of action with respect to the environment including compliance with all relevant regulatory requirements regarding the environment;

environmental programme means a description of the company's specific objectives and activities to ensure greater protection of the environment at a given site, including a description of the measures taken or envisaged to achieve such objectives and, where appropriate, the deadlines set for implementation of such measures;

environmental review means an initial comprehensive analysis of the environmental issues, impact and performance to activities at a site;



existing grade means the actual geodetic elevation of any point on a site representing the existing topographical elevation prior to development;

exotic means introduced or non-native, any organism that has travelled beyond its natural range or has been intentionally introduced by humans;

expansion means the increase in size of an existing facility;

fence means a vertical physical barrier constructed to provide visual screening or to prevent unauthorized access;

finish grade means the actual geodetic elevation of any point on a site representing the final design elevation;

fire suppression means reducing the size and frequency of fires in an area, either through firefighting efforts or fire prevention measures;

first storey means the storey of a building closest to the grade along the front of the building and having a finish floor elevation within 0.6 m of finished grade;

four-plex means a single building comprised of four dwelling units, each having a separate direct entrance from grade;

floor area means the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces, and their enclosing ensembles;

floor area ratio or F.A.R. means the quotient of the gross floor area of a building divided by the gross site area;

footprint means the total area of ground that is beneath a building;

frontcountry means the portions of the park that are accessible by car;

frontage means the lineal distance measured along a lot or a site where it abuts a street excluding a lane;

garage means an accessory building used for the shelter or temporary storage of vehicles of the occupants of the principle building;

gen-set means a combination of a diesel engine and generator;

grade means
a) with reference to the determination of building height, the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground, or
b) with reference to a street or lane, the finished level of that street or lane;

gross floor area means the total floor area of all levels of a building or structure with a clear ceiling height of 1.8 meters or more, contained within the outside of the exterior and basement walls or glazing line or windows, but excluding enclosed or open parking areas, garbage and loading rooms, and floor areas devoted exclusively to mechanical or electrical equipment servicing the development;

gross lot area means the area of land contained within the property lines of a lot;

gross site area means the area of land contained within the property lines of a site;

ground cover means low-profile vegetation, commonly used for landscaping purposes which includes grass and herbaceous perennials and flowers;

guest capacity means the number of guests that fill all the available units at an accommodation facility at any one time;

habitat means the type of site where an organism normally occurs;

habitat alienation means a temporary to long-term avoidance of an area that is a suitable habitat for a particular species, usually the result of disturbance caused by human facilities and activities;

habitat connectivity means the ability for wildlife to successfully move throughout their habitat or between patches of secure habitat;

half storey means a storey under a slanting roof that is no more than 0.6 m above the finished floor of such a storey;

hard surfaces means ground surfaces that withstand intense human use and constructed of cast-in-place concrete, brick or concrete unit pavers, turfstone, stone, asphalt etc. (does not include gravel or clay);

heritage resources means resources that are associated with the natural and cultural history features of the park;

heritage tourism means the promotion of the natural and human history of an area to visitors;

historic site or building means a site or building, or both, designated to be of historical significance by the Government of Canada, through the National Historic Sites Policy, the Federal Heritage Building Policy, or the Heritage Railway Stations Policy, or by the Province of Alberta through the Alberta Historical Resources Act;

hostel means the provision of short term commercial accommodation units, recognized by a national or international not-for-profit organization (Hostelling Association), intended for travellers at rates less than the price of typical commercial accommodation units;

hotel means the provision of rooms or suites for temporary sleeping accommodation where the rooms have access to a common interior corridor and are not equipped with individual kitchen facilities. Hotels may include the following accessory uses including eating and drinking establishments, meeting rooms, indoor participant recreation services, gift shops, convenience retail stores, personal service shops, and staff housing when on the same site;

impacts means changes in the environment that may have been the result of human actions;

improvements means actions taken to make something better in quality, standard and value;

infill or infill development means development or redevelopment occurring on a vacant site following completion of the initial development of an area;

information centre means a space or building dedicated to providing visitor information, operated by Parks Canada;

interpretive centre means a space or building, either privately operated or run by Parks Canada, dedicated to interpretive and educational displays and programs;

invasive means a species that has moved into an area and displaced or replaced some of the original species;

KW means kilowatt;

land includes freehold land, land with revisionary title, land held under a lease, sublease or license of occupancy from the Crown;

landscape means a heterogeneous area in which the pattern of the mosaic of local ecosystems or land uses is repeated in similar form throughout a kilometers wide area;

landscaped area means that portion of a site which is required to be landscaped;

landscaping means the modification and enhancement of a site through the use of any or all of the following elements:
a) soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass and ground cover,
b) hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile, and wood, excluding monolithic concrete and asphalt, and
c) architectural elements consisting of wing walls, sculpture and the like.
It may include sidewalks, pathways and amenity areas;

lane means a public roadway no more than 9.0 m in width intended chiefly to give access to the rear of buildings, lots, sites, and associated parking;

leasehold means property held under tenure of a lease;

leasehold boundary means the limit of the property held under tenure of a lease for accommodation purposes. The right of use and occupancy of the property is by virtue of the lease agreement;

license of occupation means a license that grants occupation of an area of Crown land for a specific purpose without granting proprietary interest or ownership of the land itself;

loading area means an area,
a) on the same lot with a building or contiguous to a group of buildings,
b) intended for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and
c) that abuts upon lane or other means of access;

lodge means a form of commercial accommodation;

loft means the space between the top storey and the roof;

m means meters;

manager's residence (or operator's residence) means the building on site that is exclusively used by the operator or manager and therefore, may or may not be considered to be staff accommodation;

meeting room means a space used for meetings, seminars and conventions;

mitigation means measures taken to prevent or reduce the severity of negative effects likely to be caused by a particular activity;

monitoring means repeated measurement and observation to determine change in one or more variables recorded at specified intervals over a predetermined period of time;

motel means the provision of commercial accommodation units for temporary lodging or light housekeeping, where each room or suite has its own exterior access. Motels may include the following accessory uses including eating and drinking establishments, meeting rooms, indoor participant recreation services, gift shops, convenience retail stores, personal service shops, and accessory housing when it is on the same site;

multi-unit means more than one unit, usually in reference to a building type;

N/A means not applicable, item does not apply to this subject;

national historic site means any site declared to be of national interest or significance by the Minister responsible for Parks Canada;

natural landscape means native grasses, plants and trees as may naturally exist in the Community without on-going maintenance;

net floor area means the total of the floor area of all floors of a building measured from the glass line or the interior wall dimensions, excluding stairways, elevators, mechanical floors or rooms, vertical service shafts, common corridors, lobbies, washrooms, internal garbage storage and internal vehicular areas;

non-conforming structure means a structure or portion thereof that was previously considered lawfully located in a district but does not comply with the requirement of the latest Regulations applicable to that district;

non-native means a species that is exotic or introduced;

OCA is the abbreviation for outlying commercial accommodation;

occupancy means the number of people residing or staying at a specific accommodation facility;

operator means the proprietor or manager of a private accommodation or day use facility;

outlying commercial accommodation refers to privately owned roofed, overnight accommodation located outside the boundaries of park communities or visitor centres that are accessible by road, including the Jasper Park Lodge and the Prince of Wales;

owner also includes a person who is the lessee of Crown land and that person's successors and assignees;

parcel means a single lot or single block which is not divided into lots shown on a registered plan of subdivision or described in a lease or other instrument as a single lot or a single block which is not divided into lots, and a parcel includes the land comprised in a housing co-operative plan and also the aggregate of one or more areas described in a lease from the Crown;

parking area means an area of the leasehold dedicated to parking;

parking stall means a space not less than 2.7 m X 6.0 m, either within a building or on a lot or public parking area, intended for the temporary parking or storage of one automobile and with adequate provision for the ingress and egress of an automobile;

party wall means a wall constructed at, or upon, a line separating two parcels of land or two buildings;

playground means an area set aside as a public playground for the use of children of pre-school age;

primary access means the principle means of vehicular entry to and exit from a lot, site or building;

principle building means a building that accommodates the principle use of a site and may accommodate one or more accessory uses;

public means when used as an adjective, any facility, structure, or institution established by government or by a company operating pursuant to public utility legislation;

public parking area means a structure or an open area, other than a street, used for the temporary parking of more than four automobiles and available for public use without charge or for compensation or as an accommodation for clients or customers;

real property report means a legal survey performed by a Dominion Land Surveyor to determine building locations, side yards, roof overhangs, surface improvements (i.e., decks, driveways), accessory buildings, and all legal survey evidence (i.e., iron posts);

reclamation means bringing a natural area back to its original state;

recreational vehicle means a portable structure designed and built to be carried on a vehicle or a unit designed and built to be transported on its own wheels to provide temporary living accommodation for travel and recreational purposes and includes such vehicles as a motor home, a camper, a travel trailer, a tent trailer, and a boat but does not include a prefabricated or modular home;

redevelopment means a replacement of, or change in, an existing structure which may, or may not, increase the sleeping capacity and services provided. It includes both 'replacement' and 'expansion' on an existing leasehold (as defined in the 1988 guidelines);

regulations means any of the general development regulations; specific use regulations means district regulations; and any subdivision, development and design regulations and guidelines contained an any portion of these Waterton Community Development Regulations. Compliance with such regulations is mandatory, subject to the variance power of an Approving Authority;

restaurant means an establishment where food is prepared and served on the premises for sale to the public, and may include entertainment which is ancillary to the preparation and service of food;

retail store, convenience means the retail sale of those goods required by area residents or employees on a day to day basis, from business premises which do not exceed 186 m² in gross floor area. Typical uses include small food stores, drug stores, and variety stores selling confectionary, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter;

retail store, general means the retail sale of groceries, bakery, beverages, liquor store, household goods, clothing, jewellery, furniture and appliances, video rentals and sales, hardware, printed matter, confectionary, arts and crafts studios, gifts and souvenirs, tobacco, pharmaceutical and personal care items, automotive parts and accessories, office equipment, stationary and similar goods from within an enclosed building. Minor public services, such as postal services and film processing depots, are permitted within general retail stores. General retail stores includes convenience retail stores;

retaining wall means a vertical structure which serves to hold soils/fill materials and which creates a difference in ground elevation from one side of the face of the structure to the other;

retrofit means to build on an existing structure to change the appearance or structural components of the exterior;

screening means the total or partial concealment of a building, structure or activity by a fence, wall, berm or soft landscaping;

service station means a building that provides services for vehicles, including the sale of gasoline and other petroleum products;

set back means the required minimum horizontal distance that a development or a specified portion of it, must be set back from the property line;

sign/signage means any visual medium, including its structure and other component part, illuminated or not illuminated, which is used or capable of being used, on a permanent basis, to identify or convey information, or to advertise or attract attention to a product, service, place, activity, person, institution or business. Without limiting the generality of the foregoing, signs shall include banners, fixtures, representations, emblems, placards, painted messages, and other devices. Signs painted on or attached to a motor vehicle or trailer intended for use on a public roadway may be considered signs or portable signs when, in the opinion of Parks Canada, they are located or parked to function primarily as advertising;

single-unit means a building that contains only one accommodation unit, either commercial or residential;

site means an area of land on which a building or use exists, or which is vacant, for which an application for a development permit is made. A site may be one lot or several lots as shown on a plan of subdivision or lease;

site coverage means that percentage of the site covered by or beneath all buildings or structures on a site which are 1.0 m or more in height, including accessory buildings or structures. Site coverage does not include projections permitted by these Regulations, driveways, surface parking areas, unenclosed courtyards, terraces and patios;

six-plex means a structure that contains six accommodation units, each with a separate entrance;

staff accommodation means a single or attached building consisting of one or more dwelling units operated for the sole purpose of housing employee staff for business operations located within Waterton Lakes National Park and may contain private or semi-private sleeping units with washing and sanitary facilities and common social and kitchen-cafeteria areas;

storey means that portion of a building with a clear ceiling height of 1.8 m or more which is situated between the top of any floor and the top of the floor next above it. If there is no floor above, the storey is that portion of the building which is situated between the top of any floor and the ceiling above it. If the top of the floor above a basement is more than 0.6 m above grade, such basement shall be considered a storey or half-storey;

structure means anything constructed or erected that requires location on the ground or is attached to something having a location on the ground and includes walls, light standards, fences and signs;

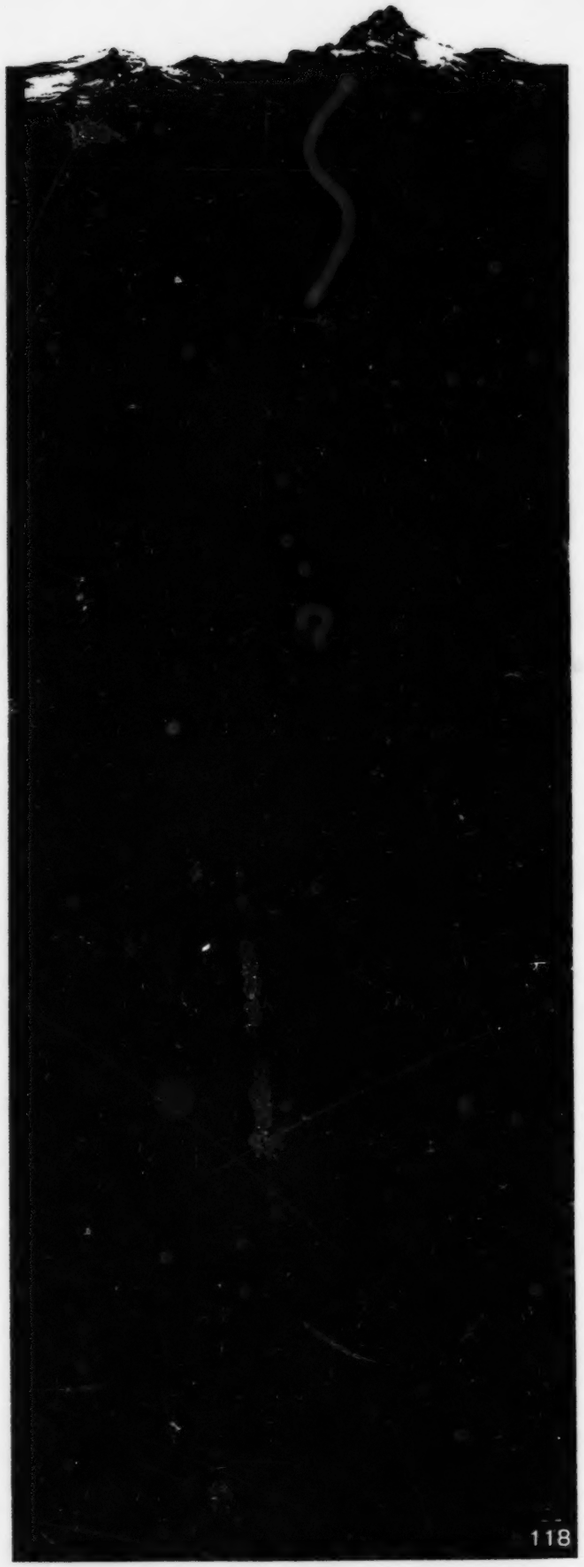
structural alteration means any change or addition to the supporting members of a structure, including the foundations, bearing walls, rafters, columns, beams and girders;

tertiary treatment means a type of wastewater treatment that involves the removal of nitrates, phosphates, organochlorine compounds, salts, acids, metals, and toxic organic compounds after secondary wastewater treatment;

tri-plex means a single building comprised of three dwelling units, each unit having a separate, direct entrance from grade or a landscaped area;

upgrade means an action taken to improve the physical condition of a facility to meet a higher standard;

utilities means any one or more of the following:
a) systems for the distribution of gas, whether artificial or natural, electricity, telephone and cable television;
b) facilities for the storage, transmission, treatment, distribution or supply of water;
c) facilities for the collection, treatment, movement or disposal of sanitary sewage; and
d) storm sewer drainage facilities;

visitor capacity means guest capacity;

visitor services means those activities which provide the visitor with:
(a) information on activities and attractions within Waterton Lakes National Park, and
(b) information which helps the visitor understand and appreciate Waterton Lakes National Park and its heritage resources.